

# **SOUTH JERSEY DEVELOPMENT OPPORTUNITY**

**1692 CROWN POINT ROAD | WEST DEPTFORD, NJ**

**OFFERING  
MEMORANDUM**

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**1692**

**CROWN POINT ROAD  
WEST DEPTFORD, NJ**

**OFFERING  
MEMORANDUM**

# EXECUTIVE SUMMARY



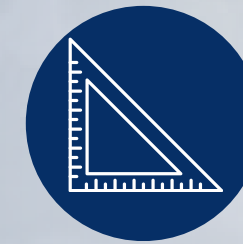
# 1692 | CROWN POINT ROAD WEST DEPTFORD, NJ

## Executive Summary

WCRE | CORFAC International presents 1692 Crown Point Road in West Deptford, New Jersey, an 84-acre site offering a compelling opportunity for large-scale redevelopment, with all major public utilities readily available at the property. Preliminary conceptual plans envision a building of approximately 400,000 square feet, supporting a wide range of potential industrial, commercial, or mixed-use uses. The offering includes an existing, operating scrap metal facility, comprised of both ferrous and non-ferrous materials, which is being conveyed as part of the sale.

The property benefits from direct proximity to Interstate 295, providing exceptional regional connectivity for logistics, distribution, and other operational users. The site is located approximately 20 minutes from Philadelphia, with convenient access to Baltimore, Washington, D.C., and New York City within a two-hour drive, positioning it strategically within the Mid-Atlantic and Northeast distribution corridors.

With infrastructure in place and strong access to critical transportation networks, this offering presents a highly executable development opportunity for users and investors seeking scale, accessibility, and long-term value in one of Southern New Jersey's most active growth markets.



**+/-400,000  
Preliminary Plans**



**+/- 84 Acres  
of Land**



**Industrial Zoning**



**+/- 10 Minutes from  
I-76 Entrance**



**Easy Access to  
Major Cities**



**Call for Pricing  
Details**

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CROWN POINT ROAD  
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# LOCATION OVERVIEW



# 1692 | CROWN POINT ROAD WEST DEPTFORD, NJ

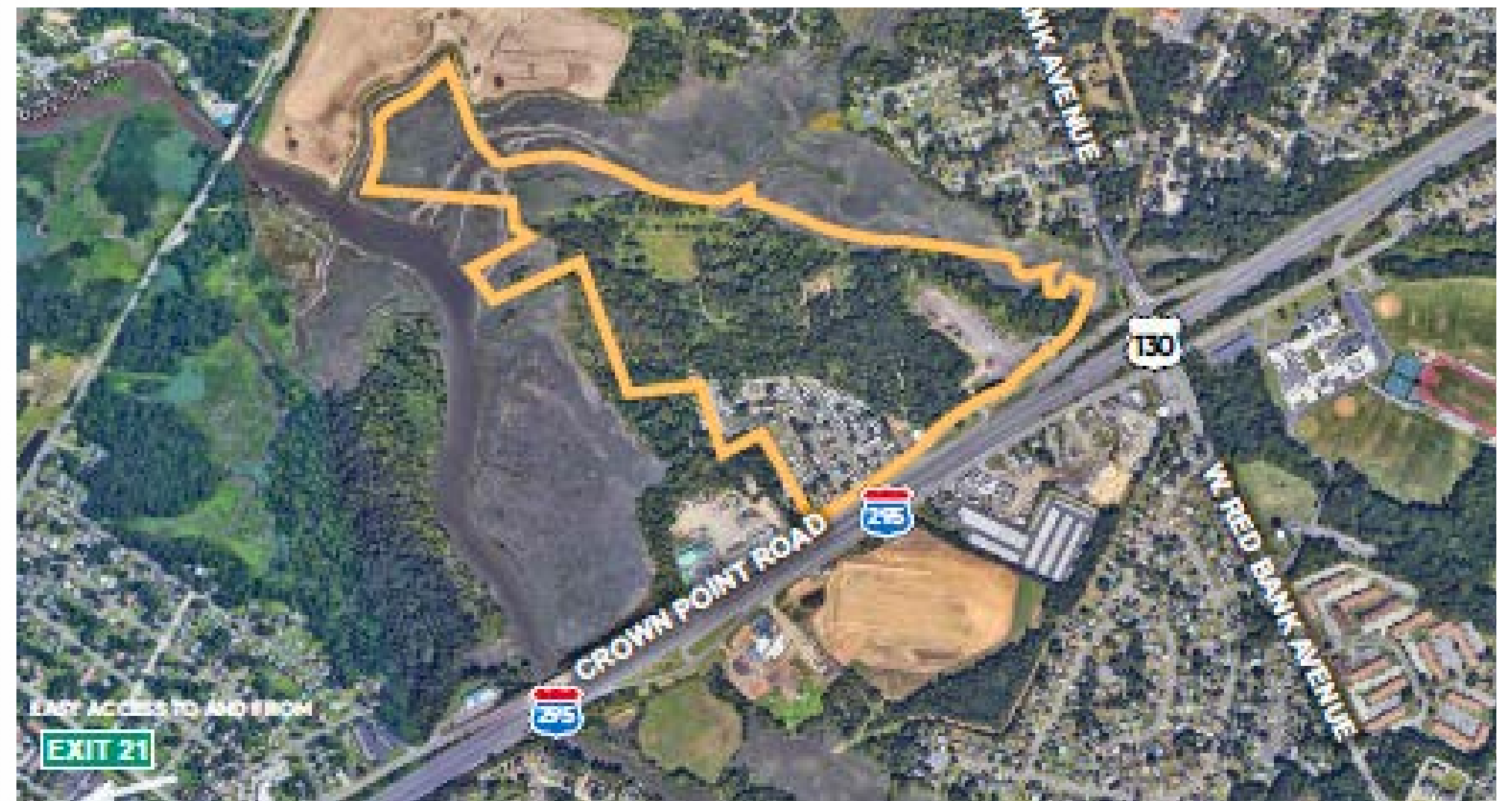
Situated with immediate access to Route 130 and Interstate 295, Crown Point Logistics offers prime connectivity to the Northeast corridor highway system, providing efficient access to major consumer markets throughout the New York City, Philadelphia, and Baltimore–Washington (Balt-Wash) regions. The property's strategic location allows users to leverage a robust transportation infrastructure that includes interstate highways, deep-water ports, intermodal terminals, and regional airports, creating a competitive advantage for mission-critical logistics and distribution operations.

The Southern New Jersey real estate market is characterized by strong demand and limited supply, making it one of the most competitive and dynamic regions in the Mid-Atlantic. Its position along the I-95 and I-295 corridors provides exceptional access to major metropolitan areas, driving sustained demand across both industrial and residential sectors.

The industrial market continues to experience significant pressure for warehouse and distribution space due to proximity to key transportation routes, while land constraints and a complex entitlement process have resulted in low vacancy rates, rising rental levels, and compressed cap rates. The residential market remains equally resilient, supported by a desirable suburban lifestyle, relative affordability compared to neighboring regions, and strong school districts, reinforcing Southern New Jersey's long-term growth fundamentals.



## Location Overview





# 1692

## CROWN POINT ROAD WEST DEPTFORD, NJ

### DISTANCES:

NJ Turnpike	8.8 miles
I-295	1.1 miles
I-76	6.4 miles
I-676	10 miles
Route 42	6 miles
Route 55	7 miles
Route 130	5 miles
AC Expressway	13 miles
Philadelphia	14 miles
Atlantic City	58 miles
PHL Airport	17 miles
ACY Airport	49 miles

### Location Overview





**1692** | **CROWN POINT ROAD  
WEST DEPTFORD, NJ**

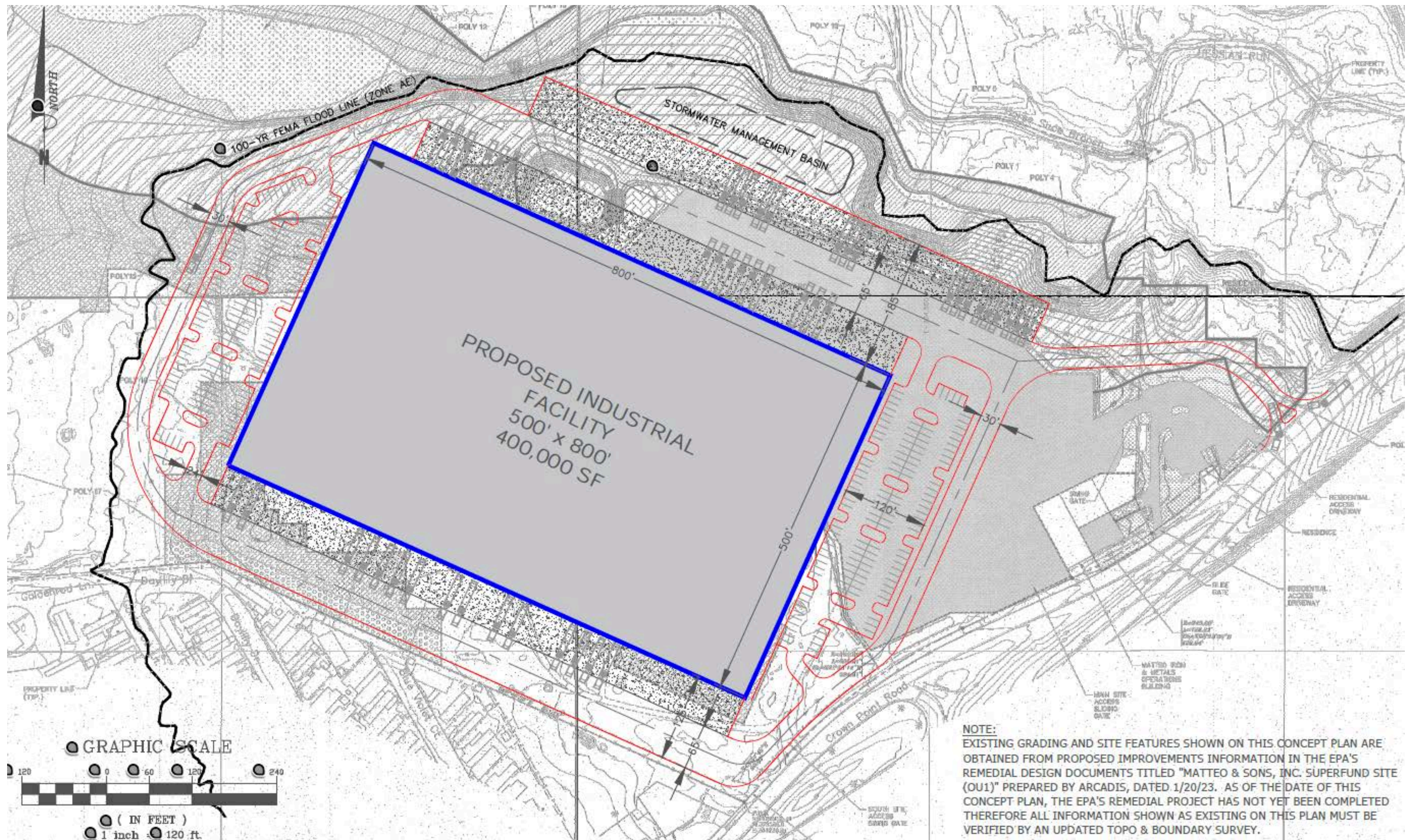
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# SITE PLAN



# 1692 | CROWN POINT ROAD WEST DEPTFORD, NJ

## SITE PLAN





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CROWN POINT ROAD  
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EPA DRAWINGS



### **Project Overview & Contractor Background**

Sevenson Environmental Services was awarded the project through a competitive bidding process, securing the contract with a total value of \$63,043,117. Founded in 1917 as a general contractor, Sevenson transitioned into the environmental remediation sector in 1979 when they were selected as the principal contractor for the historic Love Canal cleanup in Niagara Falls, New York—one of the most significant environmental remediation projects in U.S. history.

Since that time, Sevenson has established itself as a national leader in environmental services, completing more than 1,100 environmental remediation projects with a combined value exceeding \$2.0 billion. Their portfolio includes work at over 100 sites listed on the U.S. Environmental Protection Agency's (EPA) Superfund program, demonstrating extensive experience in complex, highly regulated cleanup and restoration efforts.

### **EPA Drawing Set & Restoration Plans**

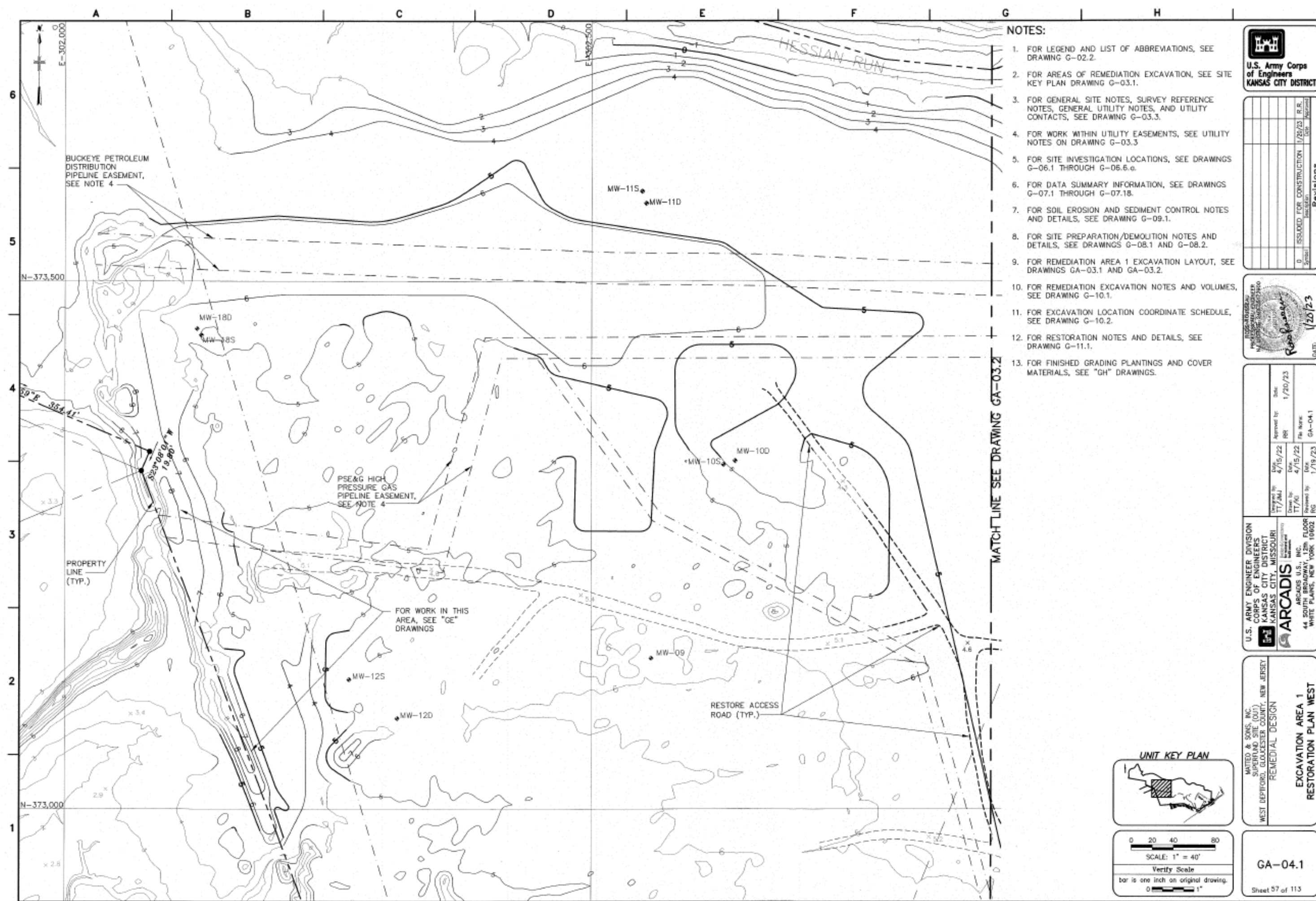
The following pages include official EPA design and restoration drawings, presented in the order listed below, and collectively outline the scope of excavation, grading, stormwater management, and site restoration for the project:

- Excavation Area 1 Restoration Plan (West)
- Excavation Area 1 Restoration Plan (East)
- Excavation Area 2 Existing Conditions
- Partial Final Grading/Planting Plan – Sheet 1
- Partial Final Grading/Planting Plan – Sheet 2
- Partial Final Grading/Planting Plan – Sheet 3
- Partial Final Grading/Planting Plan – Sheet 4
- Partial Final Grading/Planting Plan – Sheet 5
- Partial Final Grading/Planting Plan – Sheet 6
- Typical Details – Sheet 1
- Typical Details – Sheet 2
- Planting Schedule
- Stormwater Plan
- Sections and Details

These drawings provide a comprehensive framework for site restoration, including excavation limits, final grading contours, planting specifications, stormwater controls, and construction details required to return the site to compliant and environmentally stable conditions.

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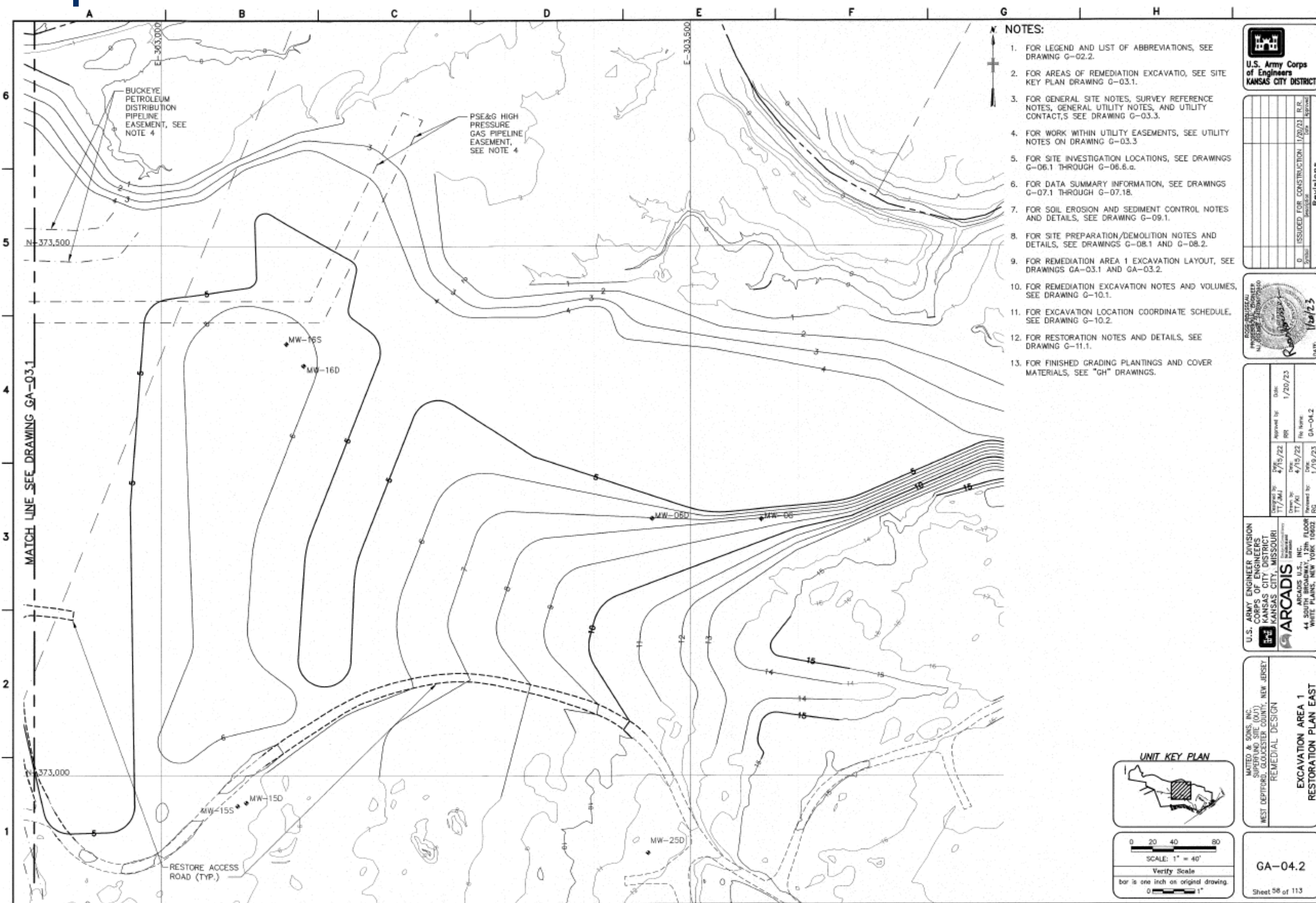
EPA Drawings





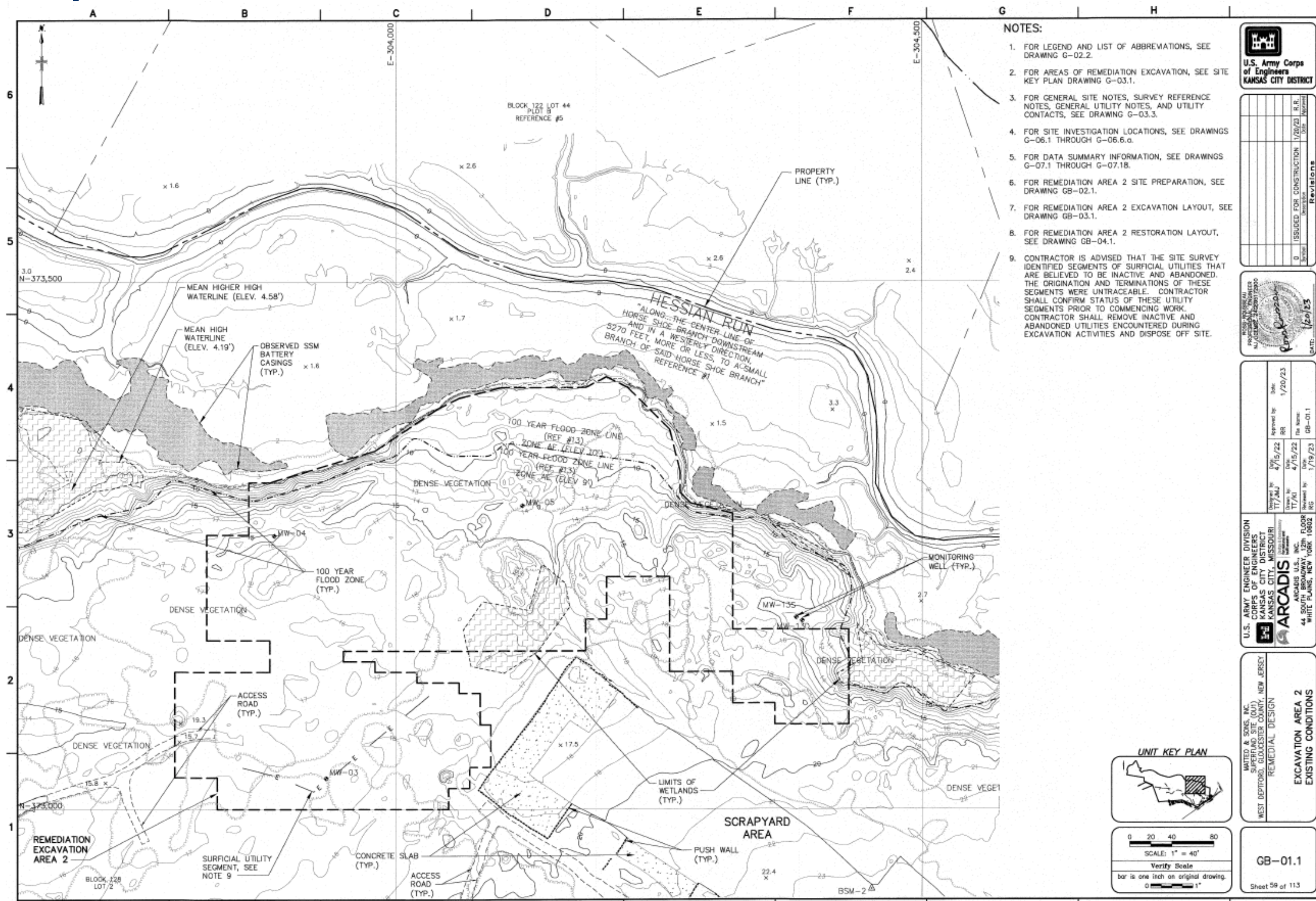
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EPA Drawings





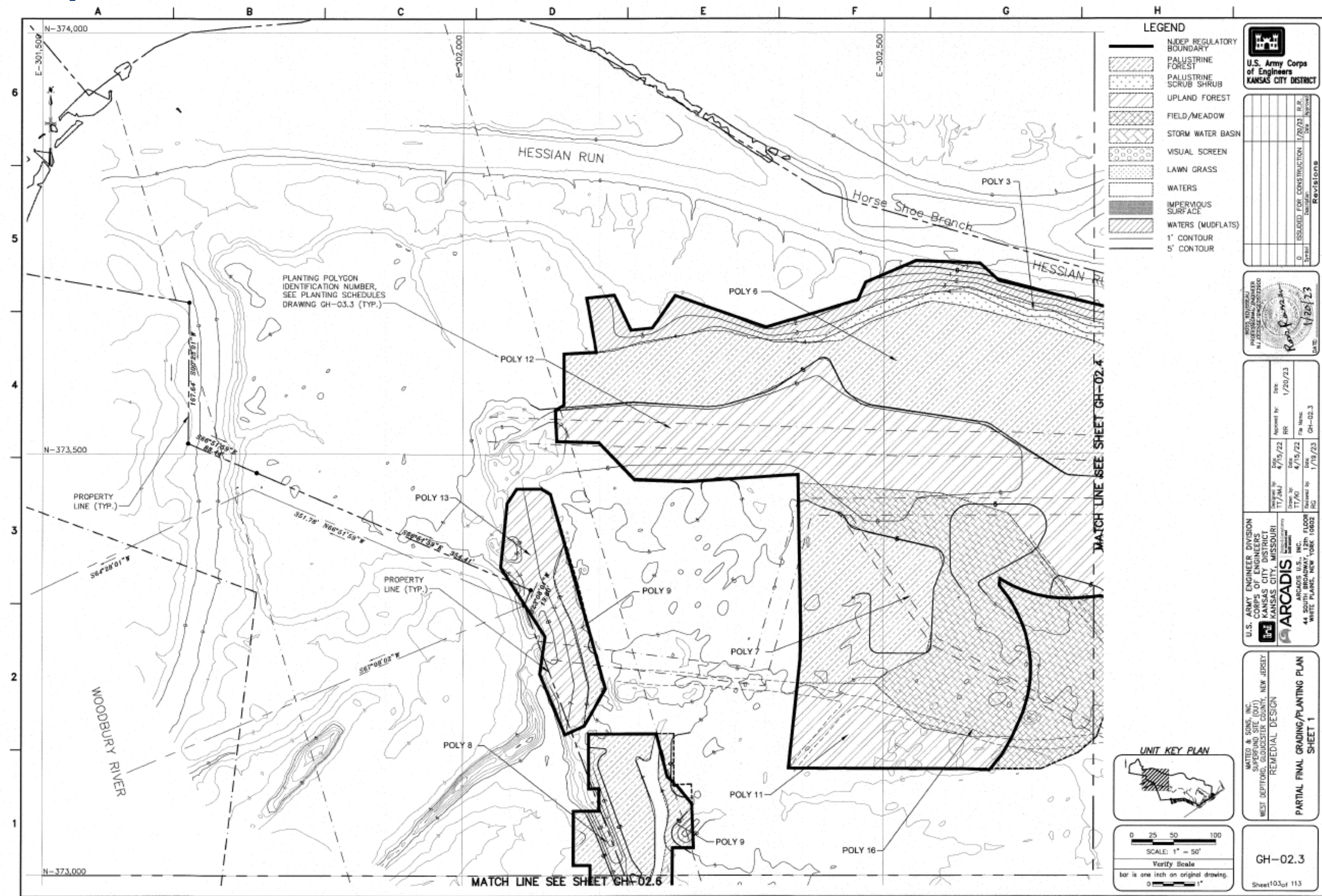
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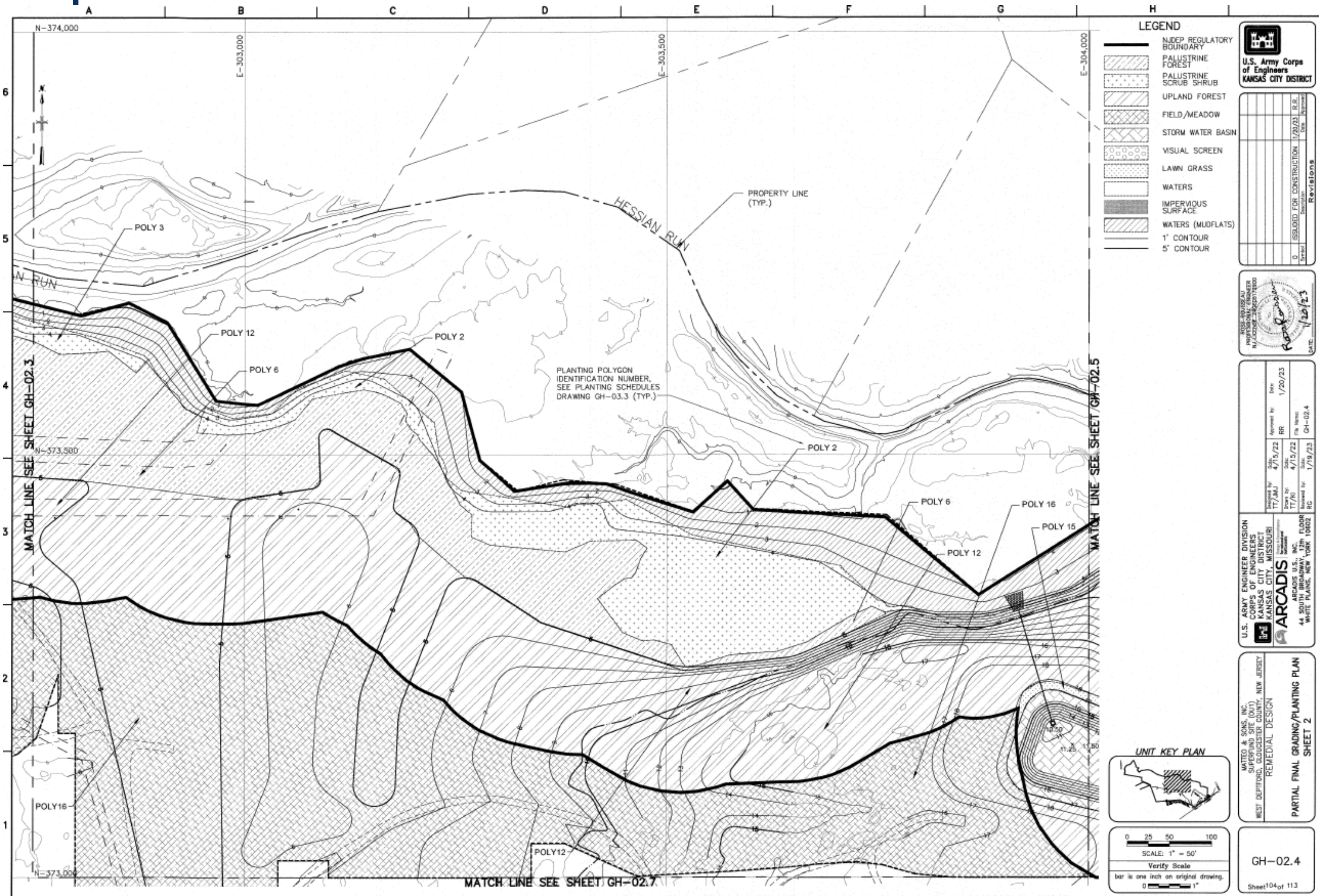
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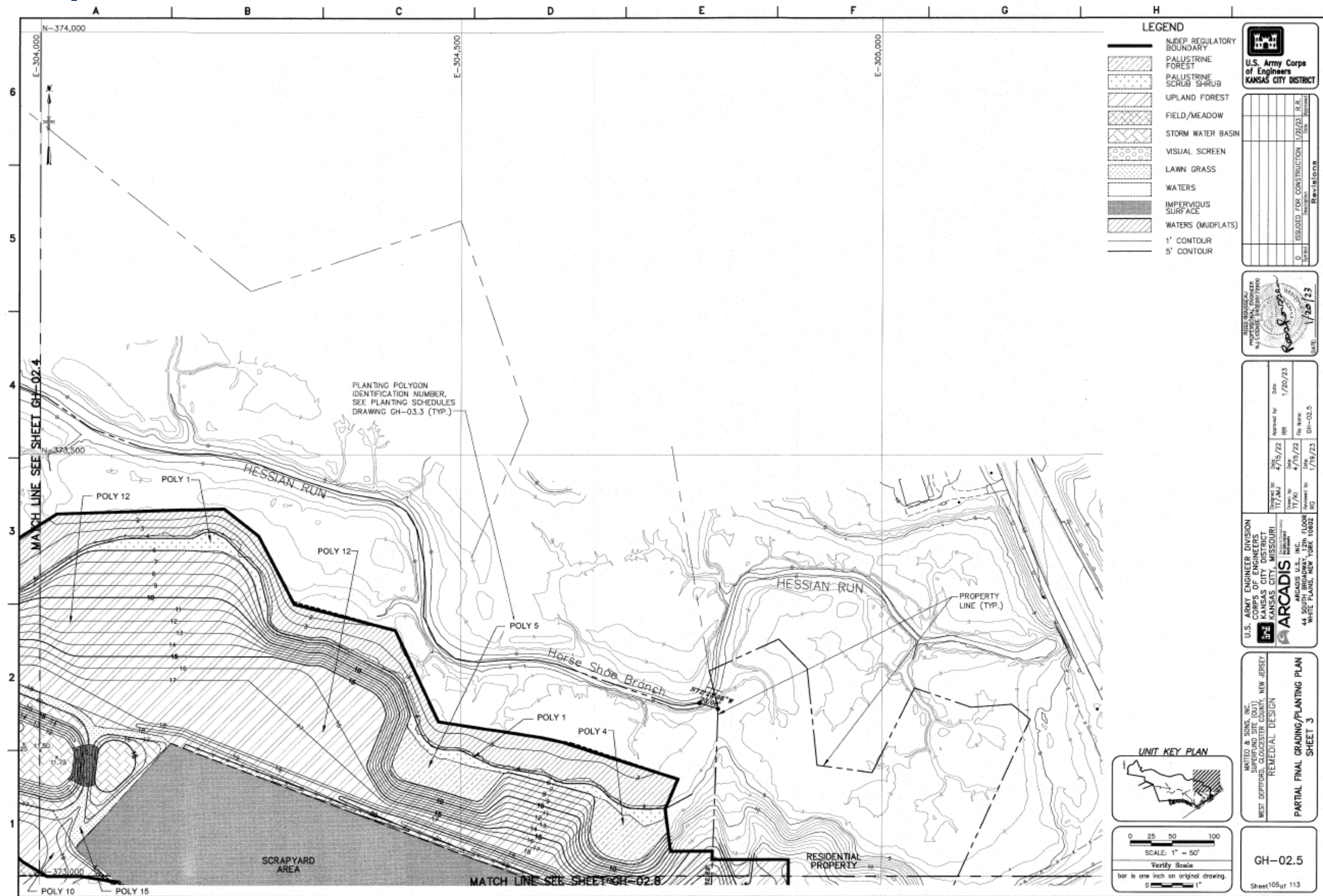
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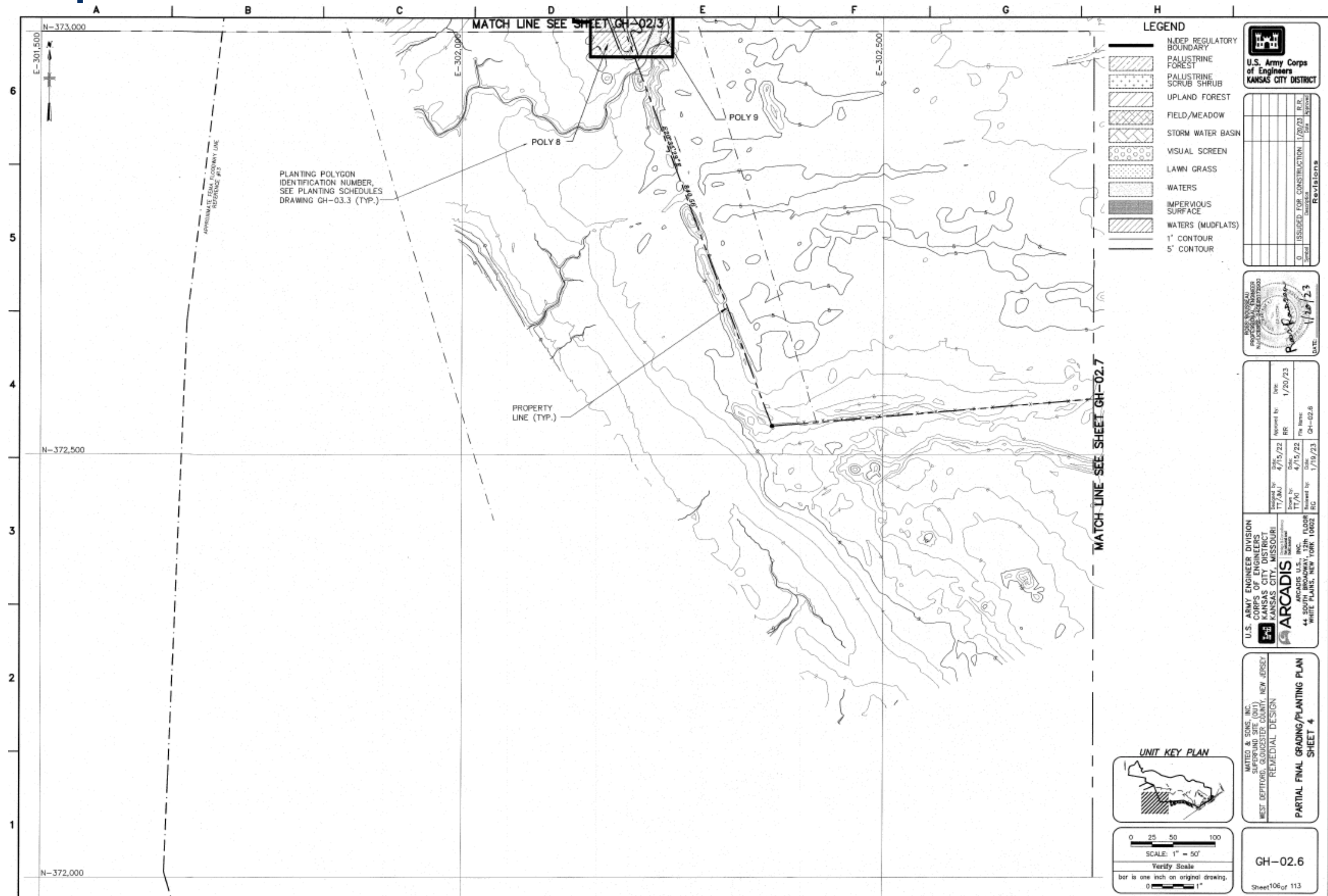
EPA Drawings





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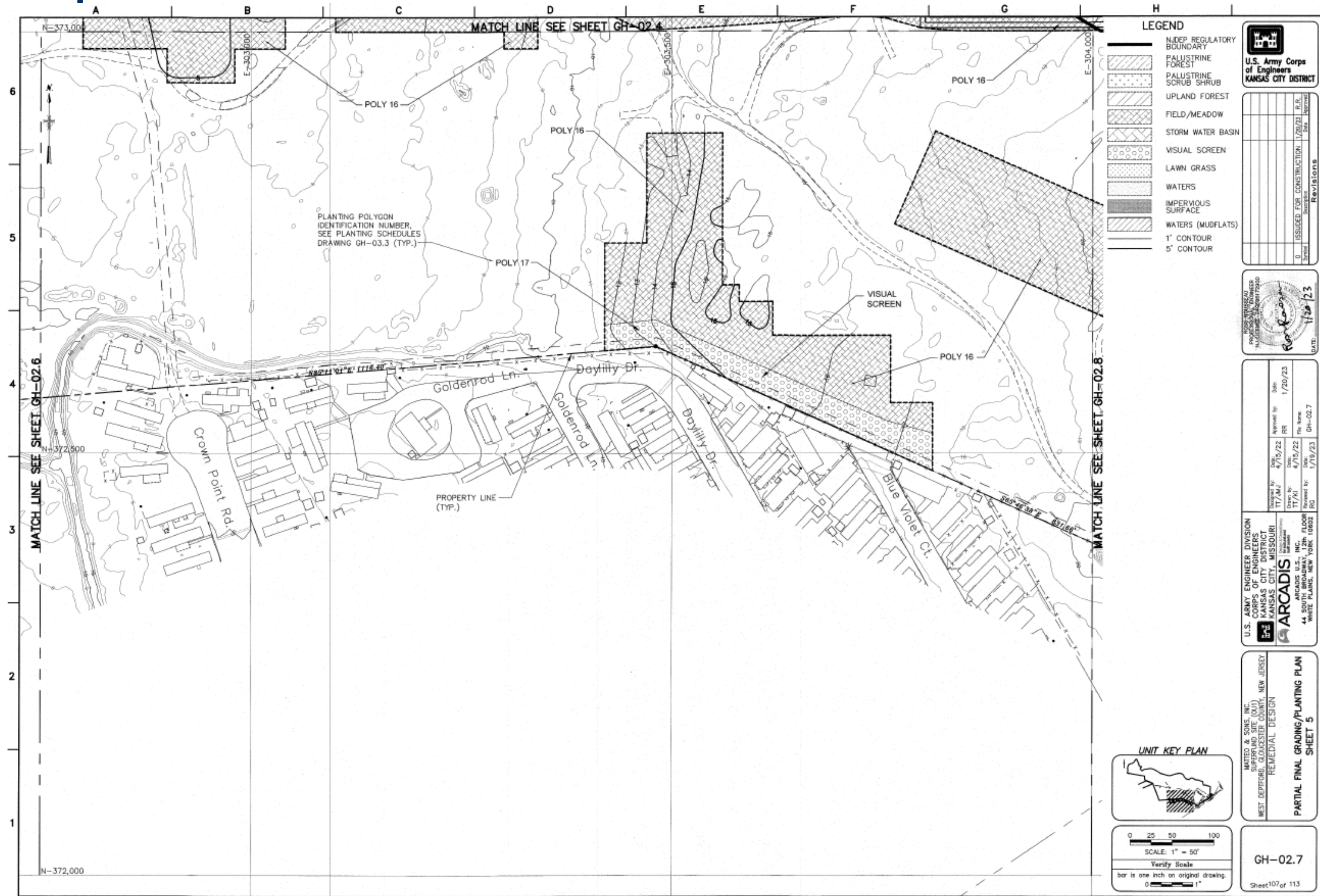
EPA Drawings





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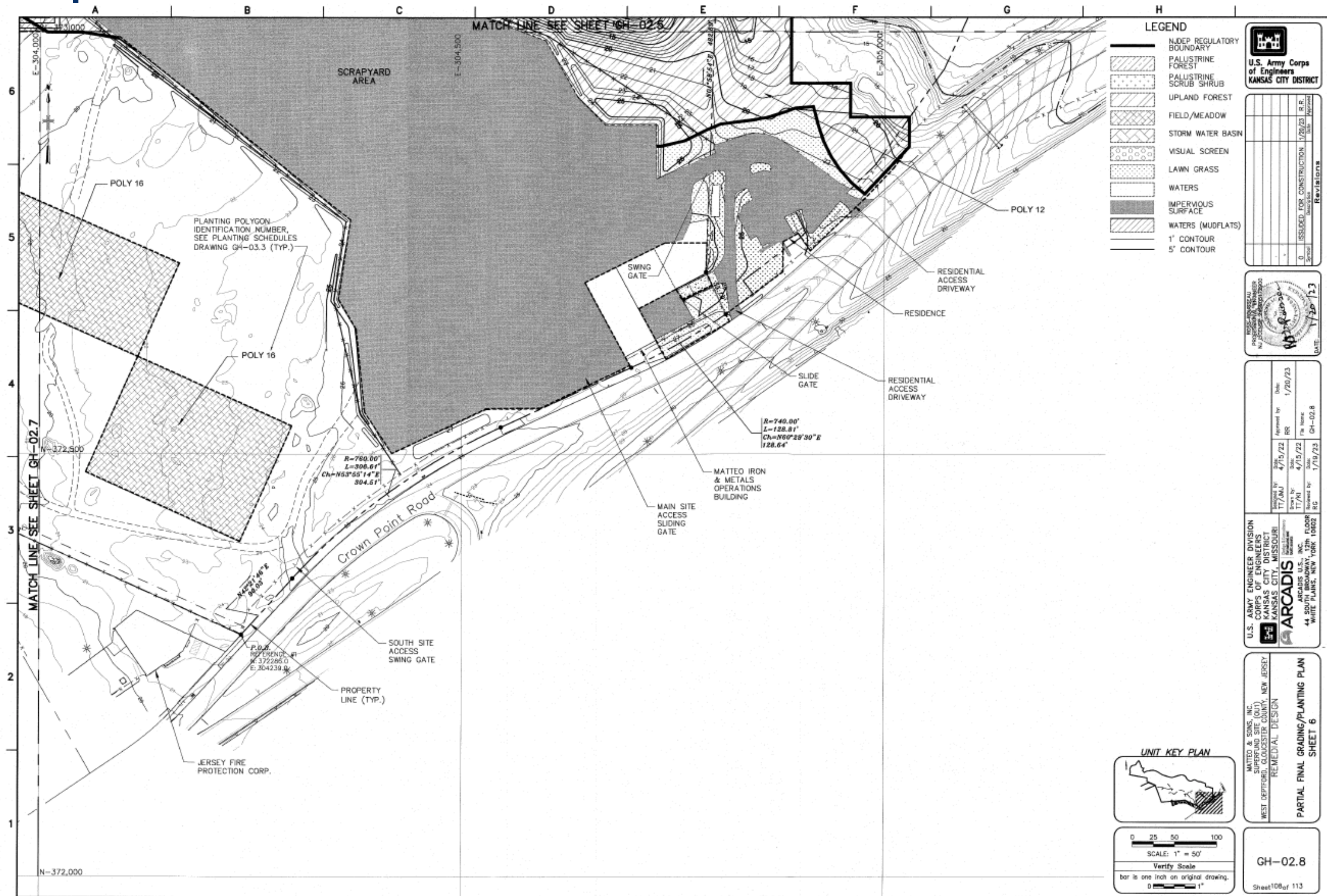
EPA Drawings





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EPA Drawings



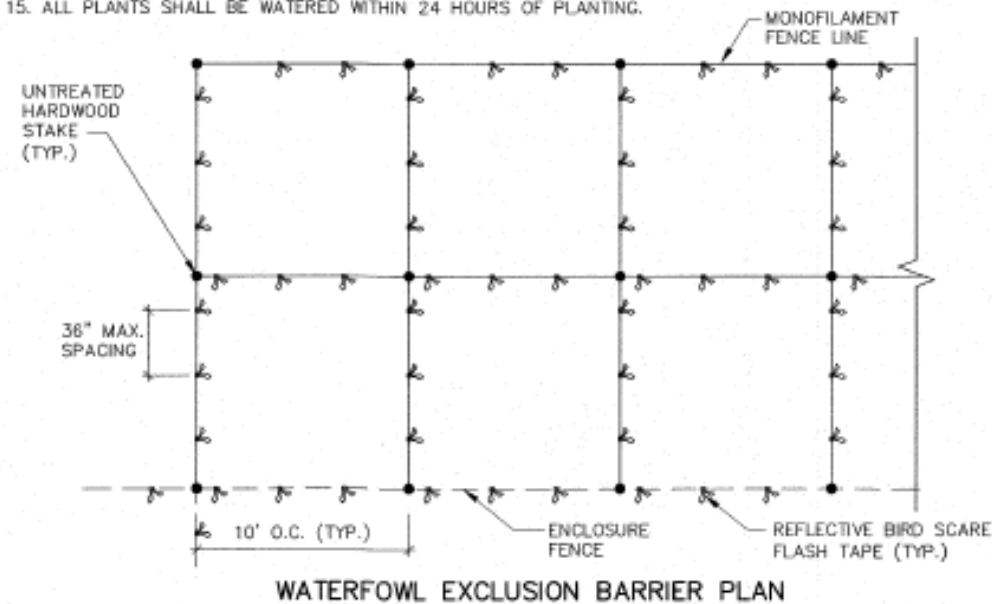


## PERMANENT NATIVE SEEDING NOTES:

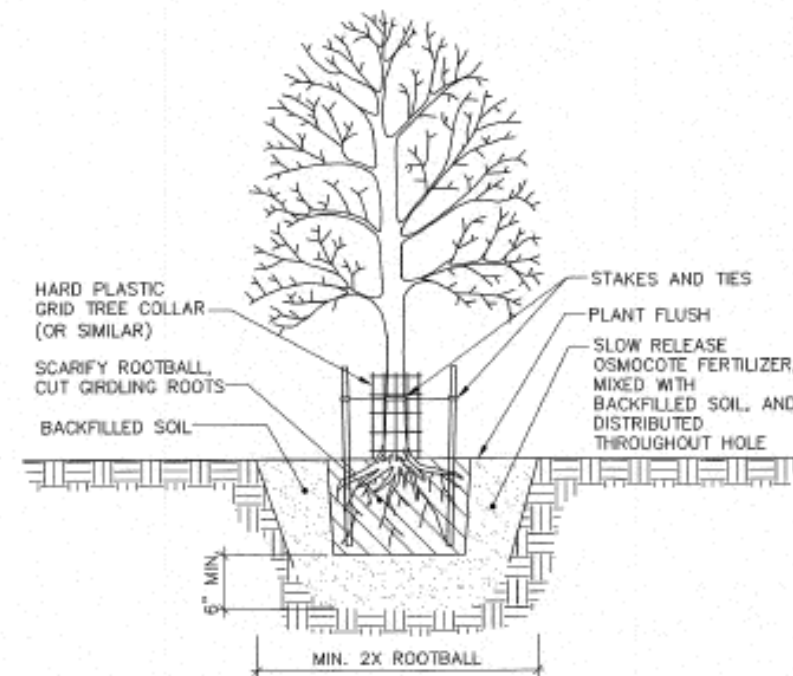
1. ALL RESTORATION AREAS WILL BE PERMANENTLY SEEDED AND STABILIZED WITH THE SPECIFIED SEEDING MIXTURES FOLLOWING PLANTING OF TREES AND SHRUBS.
2. CONTRACTOR WILL SUBMIT PLAN FOR MOST SUITABLE MEANS TO EFFECTIVELY SEED RESTORATION AREA. SEEDING WILL BE PERFORMED WITH TRILLION SEEDER, UNLESS APPROVED OTHERWISE.
3. PRIOR TO PLANTING AND SEEDING, THE GROUND WILL BE SCARIFIED, HARROWED, RAKED AND BROOMED UNTIL THE SURFACE IS SMOOTH AND OF UNIFORMLY FINE TEXTURE. NO SEEDING SHALL BE DONE DURING WINDY WEATHER. CONTRACTOR SHALL EXERCISE THE NECESSARY PRECAUTIONS TO KEEP THE AREA UNDISTURBED UNTIL THE GRASS IS ESTABLISHED.
4. SPREAD WEED-FREE MULCH AS NEEDED TO LEAVE SEEDED SURFACE WITH MINIMUM AMOUNT OF DAMAGE. CONTRACTOR SHALL SUBMIT A PLAN THAT ENSURES STABILITY OF MULCH IN ACTIVE FLOOD PLAINS AND STEEP SLOPES.

## PERMANENT PLANTING NOTES:

1. ALL AREAS TO BE PLANTED WITH TREES SHALL REQUIRE A MINIMUM DEPTH OF 12 INCHES OF TOPSOIL OVER CLEAN FILL.
2. CONSISTENT WITH SEDIMENT AND EROSION CONTROL PLAN, AT THE SAME TIME THAT SITE PREPARATION FOR PERMANENT VEGETATIVE COVER (CONSISTENT WITH THIS RESTORATION PLAN) IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT IT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATION RESTORATION AS DETAILED HEREIN. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, THEN NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.
3. THE CONTRACTOR SHALL DELIVER SPECIFIED PLANT MATERIAL AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND PLANTING IMMEDIATELY IS PRACTICABLE. IF PLANTING IS NOT POSSIBLE WITHIN 12 HOURS AFTER DELIVERY, THE PLANTED STOCK SHALL BE MAINTAINED IN A DESIGNATED AREA ON SITE THAT PROVIDES SUITABLE SHADE, PROTECTION FROM WIND, WEATHER AND MECHANICAL DAMAGE. ROOTS SHOULD BE KEPT MOIST WHILE HELD IN THIS STAGING AREA.
4. DUE TO THE TIMING OF THE PLAN, PLANT SPECIES COMPOSITION MAY BE BASED UPON AVAILABILITY OF NATIVE SPECIES FROM THE REGIONAL NURSERIES. THE CONTRACTOR SHALL SUBMIT A REVISED PLANTING PLAN AS NEEDED TO REFLECT REGIONAL AVAILABILITY.
5. TREES AND SHRUBS WILL BE PLANTED RANDOMLY WITHIN THE RESPECTIVE COMMUNITY AND PLANTED ACCORDING TO SPECIFICATIONS SHOWN ON PLANTING DETAILS.
6. LOCATIONS OF ALL PLANT MATERIAL TO BE DETERMINED IN THE FIELD BY A QUALIFIED ECOLOGIST SELECTED BY THE COR.
7. NATIVE PLANTINGS AND SEEDINGS SHALL BE INSTALLED IN SPRING (MARCH 1 TO JUNE 1) OR FALL (OCTOBER 1 TO NOVEMBER 15), AND SHALL REQUIRE APPROVAL PRIOR TO INSTALLATION. COVER CROP SHALL BE REQUIRED IN ALL SEEDED AREAS.
8. SPECIES PLANTED WITHIN RESTORATION AREA WILL BE PROTECTED FROM GEESE, DEER, AND RODENT HERBIVORY DAMAGE USING APPROPRIATE MEASURES AS DETERMINED NECESSARY. THE CONTRACTOR SHALL DETERMINE THE SELECTED APPROACH AND SUBMIT FOR APPROVAL. THE CONTRACTOR 1 YEAR GUARANTEE INCLUDES PROTECTION FROM HERBIVORY. PROTECTION FROM HERBIVORY SHALL ASSUME DEER FENCE AROUND PERIMETER OF RESTORATION AREA WITH APPROPRIATE GATES TO ALLOW ACCESS OVER A 5 YEAR MONITORING PERIOD. PROTECTION FROM GEESE HERBIVORY AS DEEMED NECESSARY SHALL REMAIN CONSISTENT WITH WATERFOWL EXCLUSION BARRIER DETAILS.
9. ALL SITE RESTORATION ACTIVITIES WILL BE PERFORMED BY A CONTRACTOR THAT SPECIALIZES IN ECOLOGICAL RESTORATION, WITH AN EMPHASIS ON WETLAND ECOSYSTEMS. THE CONTRACTOR SHALL HAVE MORE THAN FIVE YEARS OF EXPERIENCE IMPLEMENTING SIMILAR PROJECTS THROUGHOUT NEW JERSEY, OR NORTHEASTERN UNITED STATES.
10. GUARANTEE OF PLANT STOCK AND NATIVE SEEDING FOR 1 YEAR. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY WATERING THROUGHOUT THIS FIRST YEAR, AS WELL AS PROTECTION FROM HERBIVORY.
11. ALL PLANT STOCK WILL BE INSTALLED CONSISTENT WITH SPECIFICATIONS OF THE APPROVED RESTORATION PLAN.
12. FOR ALL AREAS WHERE HEAVY MACHINERY MAY HAVE LED TO SOIL COMPACTION DURING CONSTRUCTION, CONTRACTOR SHALL SUBMIT A PLAN FOR MOST SUITABLE MEANS TO EFFECTIVELY AERATE SOIL AND ADDRESS DETRIMENTAL SOIL COMPACTION CONDITIONS.
13. MYCORRHIZAL INOCULANT TAGS WILL BE UTILIZED AS NECESSARY TO PROMOTE LONG-TERM SUCCESSFUL ESTABLISHMENT OF ALL TREES AND SHRUBS.
14. ALL TREE AND SHRUB PLANTING HOLES SHOULD BE AMENDED WITH WATER ABSORBING POLYMERS TO INCREASE THE MOISTURE AVAILABLE TO THE PLANT DURING DRY SUMMER PERIODS.
15. ALL PLANTS SHALL BE WATERED WITHIN 24 HOURS OF PLANTING.



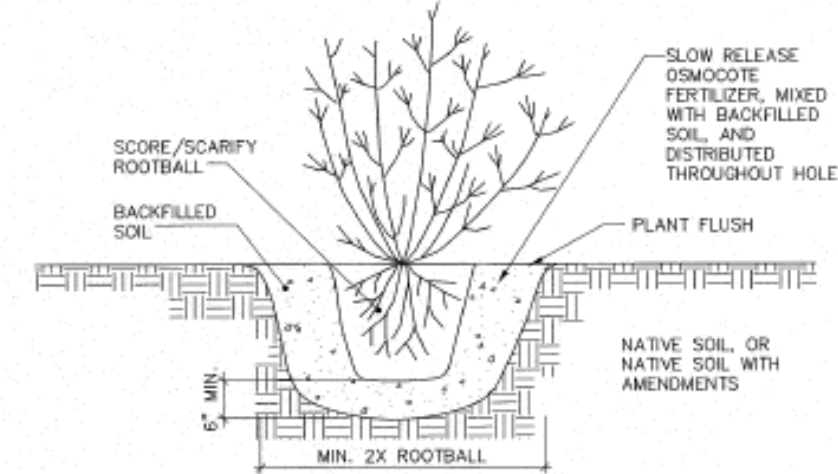
WATERFOWL EXCLUSION BARRIER PLAN



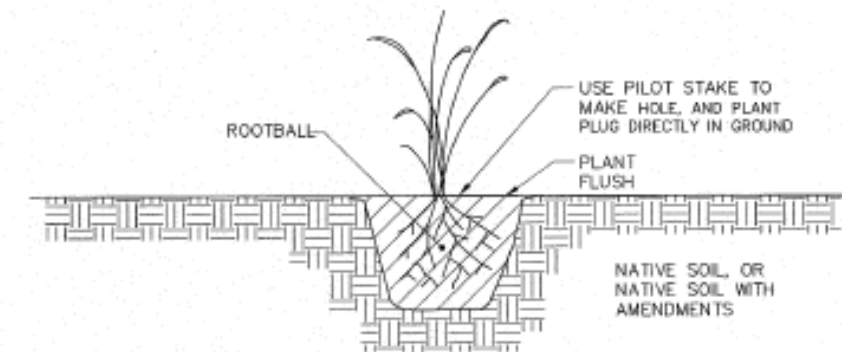
TREE PLANTING DETAIL

## NOTES:

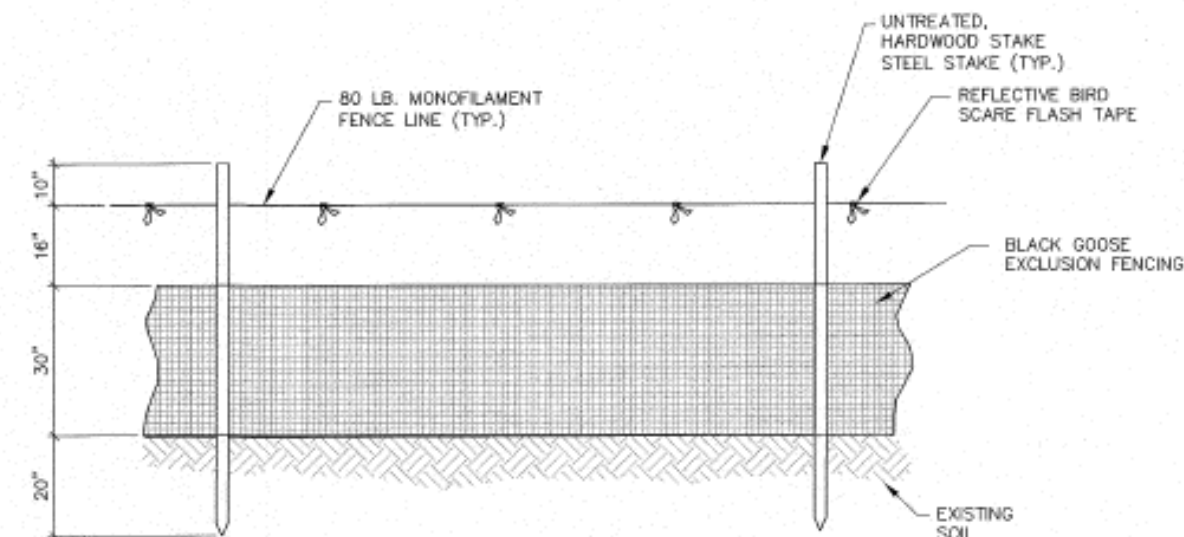
1. TREE HOLE DIMENSIONS SHALL BE DUG BASED ON ROOT BALL SIZE. THE TREE HOLE SHALL BE A MINIMUM OF 2 TIMES THE DIAMETER AND 1.5 TIMES THE DEPTH OF THE ROOT BALL.
2. STAKES AND TIES SHALL BE INSTALLED UPSTREAM AND UPGRADIENT OF THE TREE SUCH THAT 6-8 INCH OF TREE SWAY IS PERMITTED.



SHRUB PLANTING DETAIL



HERBACEOUS SEEDLING DETAIL



WATERFOWL EXCLUSION BARRIER

## NOTES:

1. USE TWO HALF HITCHES TO FASTEN TAPE.
2. STAKES SHALL BE 2" X 2" X 8' STAKES OF POINTED TIPPED, UNTREATED FSC-CERTIFIED HARDWOOD TIMBER, OR EQUAL.
3. MONOFILAMENT FENCE LINE SHALL BE WHITE OR OTHER ACCEPTABLE COLOR. FENCE LINE SHALL NOT BE CLEAR.
4. GOOSE FENCING SHALL HAVE GRID SIZE OF 0.75" TO 1", OR APPROVED EQUAL.



Revisions	Date	By	Appr.
0	ISSUED FOR CONSTRUCTION	1/20/23	R.R.



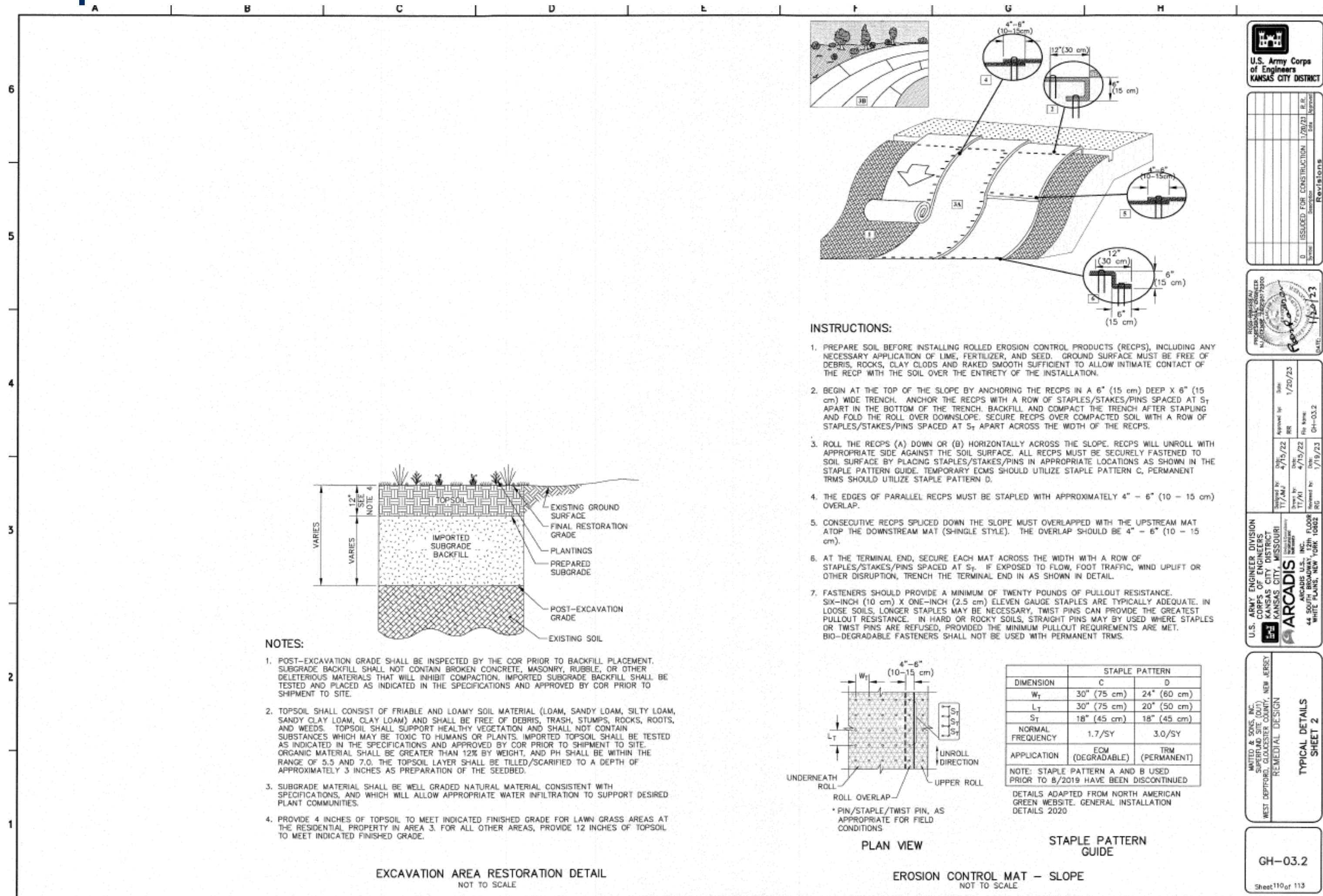
Designed by	4/15/22	Reviewed by	1/19/23
Drawn by	TT/AJ	Checked by	RC
Scale	1"=20'	File Name	CH-03.1

TYPICAL DETAILS  
SHEET 1

GH-03.1

Sheet 109 of 113







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CROWN POINT ROAD  
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EPA Drawings

	A	B	C	D	E	F	G	H																																																																																																																																																																																					
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1	<table border="1"><thead><tr><th rowspan="2">Seed Mix Type</th><th rowspan="2">Application Rate (lbs/ac)</th><th colspan="5">Pounds of Seed Mix by Planting Community</th></tr><tr><th>Palustrine Forest</th><th>Upland Forest</th><th>Palustrine Scrub Shrub</th><th>Meadow (Regulated)</th><th>Screen (Not Regulated)</th><th>Meadow (Not Regulated)</th></tr></thead><tbody><tr><td>Wetland Seed Mix</td><td>20</td><td>4.513</td><td>10.158</td><td>1.638</td><td>1.084</td><td>0.295</td><td>7.798</td></tr><tr><td>Upland Seed Mix</td><td>30</td><td>NA</td><td>NA</td><td>33</td><td>NA</td><td>NA</td><td>NA</td></tr><tr><td>Upland Seed Mix</td><td>30</td><td>NA</td><td>305</td><td>NA</td><td>33</td><td>8.85</td><td>234</td></tr></tbody></table> LBS = POUNDS ; AC = ACRES NA = NOT APPLICABLE			Seed Mix Type	Application Rate (lbs/ac)	Pounds of Seed Mix by Planting Community					Palustrine Forest	Upland Forest	Palustrine Scrub Shrub	Meadow (Regulated)	Screen (Not Regulated)	Meadow (Not Regulated)	Wetland Seed Mix	20	4.513	10.158	1.638	1.084	0.295	7.798	Upland Seed Mix	30	NA	NA	33	NA	NA	NA	Upland Seed Mix	30	NA	305	NA	33	8.85	234																																																																																																																																																					
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U.S. Army Corps of Engineers  
KANSAS CITY DISTRICT

ISSUED FOR CONSTRUCTION 1/20/23

1/20/23

APPROVED BY: [Signature]

DATE: 1/20/23

U.S. ARMY ENGINEER DIVISION  
CORPS OF ENGINEERS  
KANSAS CITY DISTRICT  
KANSAS CITY, MISSOURI

ARCADIS U.S. INC.  
44 SOUTH PLAINS, NEW YORK 10802

PLANTING SCHEDULES

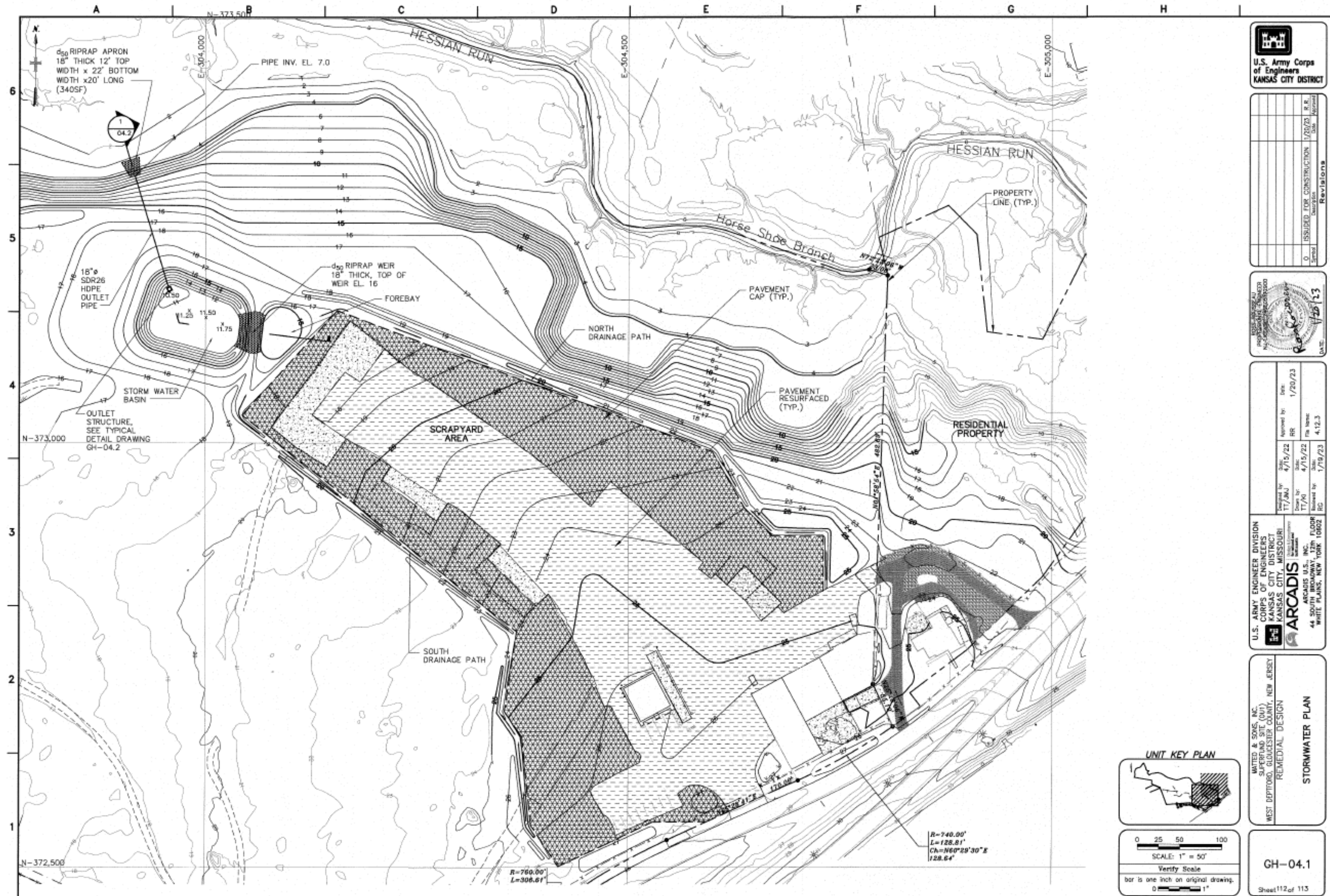
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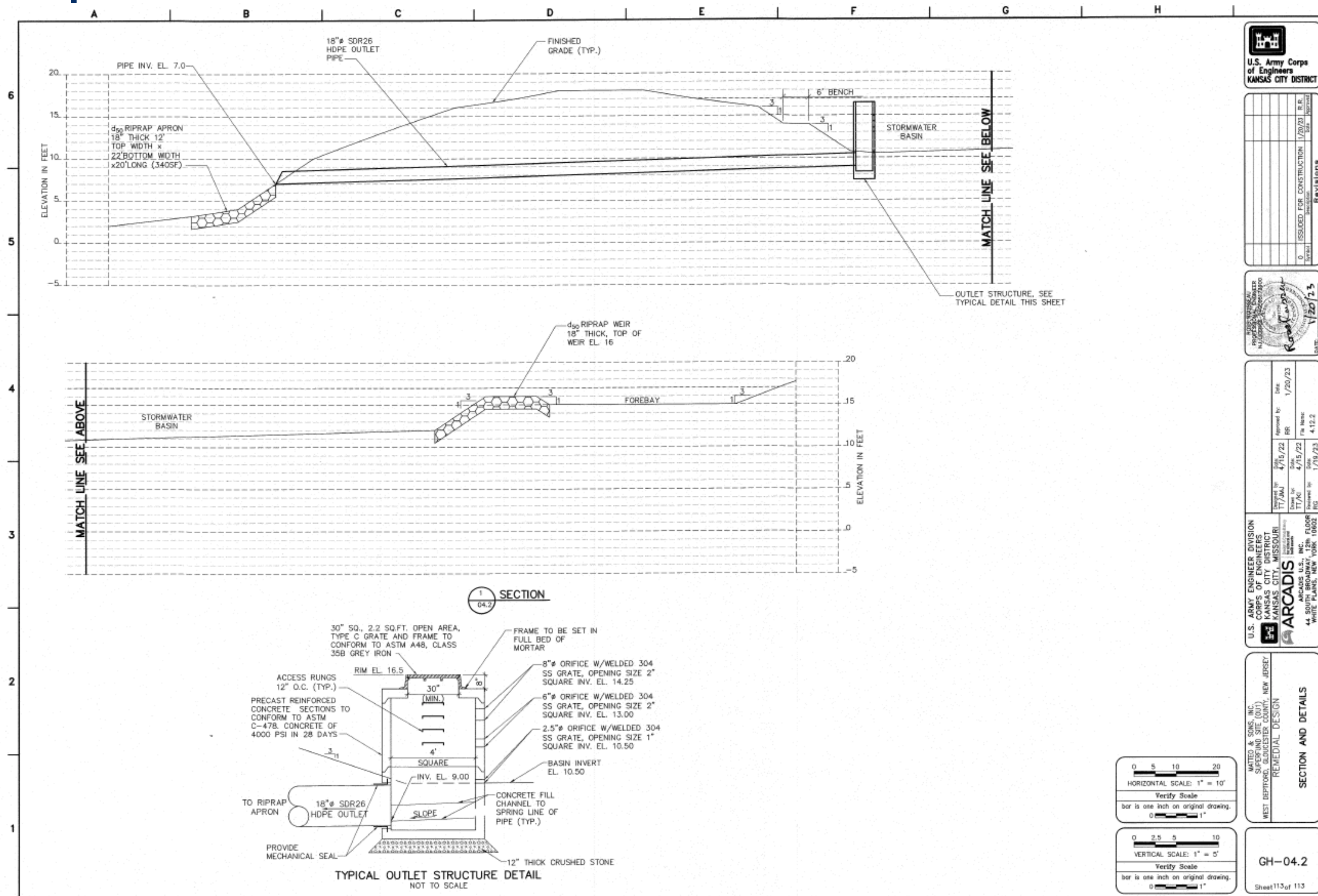
EPA Drawings





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EPA Drawings





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