

# Carneys Point Property Salem County, New Jersey

## Property and Assets

Located on the banks of the Delaware River in Carneys Point Township in Salem County, New Jersey, this property offers a unique redevelopment opportunity in the vibrant greater Philadelphia-Wilmington market. The 705-acre industrial property is located across the Delaware River from the City of Wilmington, Delaware and 35 minutes south of the City of Philadelphia. Salem County is midway between New York City and Washington, D.C.

**Location:** 600 Shell Road, Carneys Point Township, New Jersey

**Region:** Greater Philadelphia, Southern New Jersey and Delaware Region

**Acreeage:** 705 total acres; ~176 developable

**Zoning:** GI-R (General Industrial – Redevelopment District)

**Access:** Accessible to New Jersey Turnpike and I-295 from US-140

**Rail:** Excellent rail access

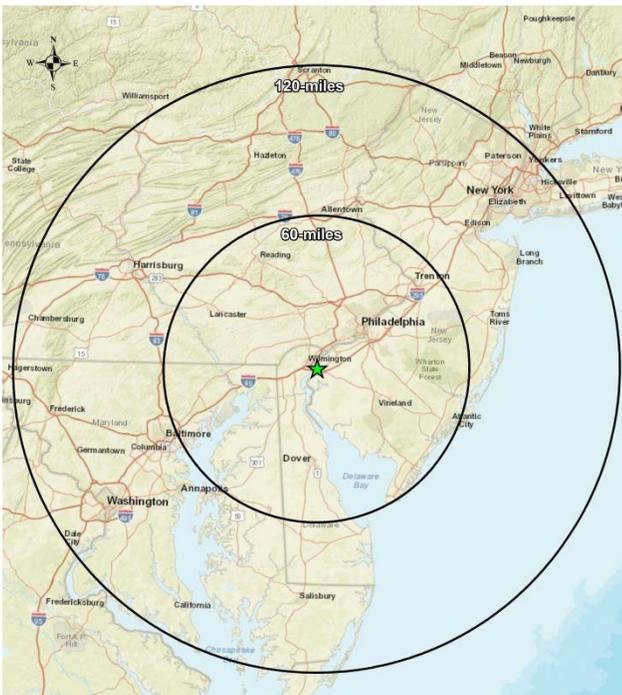
**Utilities:** Access to all major utilities



## The Opportunity

With waterfront access and a strategic location, the redevelopment of this property is important to the local community and the larger region.

- Proximity to I-295, NJ Turnpike, I-95, and the bridges connecting Delaware and the Philadelphia Metro Region provide excellent access to national and regional markets.
- Features excellent waterfront access in the active Delaware River Port region.
- Over 40% of the U.S. population and businesses are located within a one-day freight run of Salem County.
- Features direct rail access with the potential for rail access to the developable areas. Rail service provides access to entire Northeast and Midwest markets.
- Salem County offers an attractive county tax rate and potential county incentives for new and expanding businesses.



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## Location

The property is located in the southwest corner of Salem County, New Jersey, just north of Pennsville Township. Carneys Point Township features a mix of industrial, commercial, residential, open space and agricultural uses.

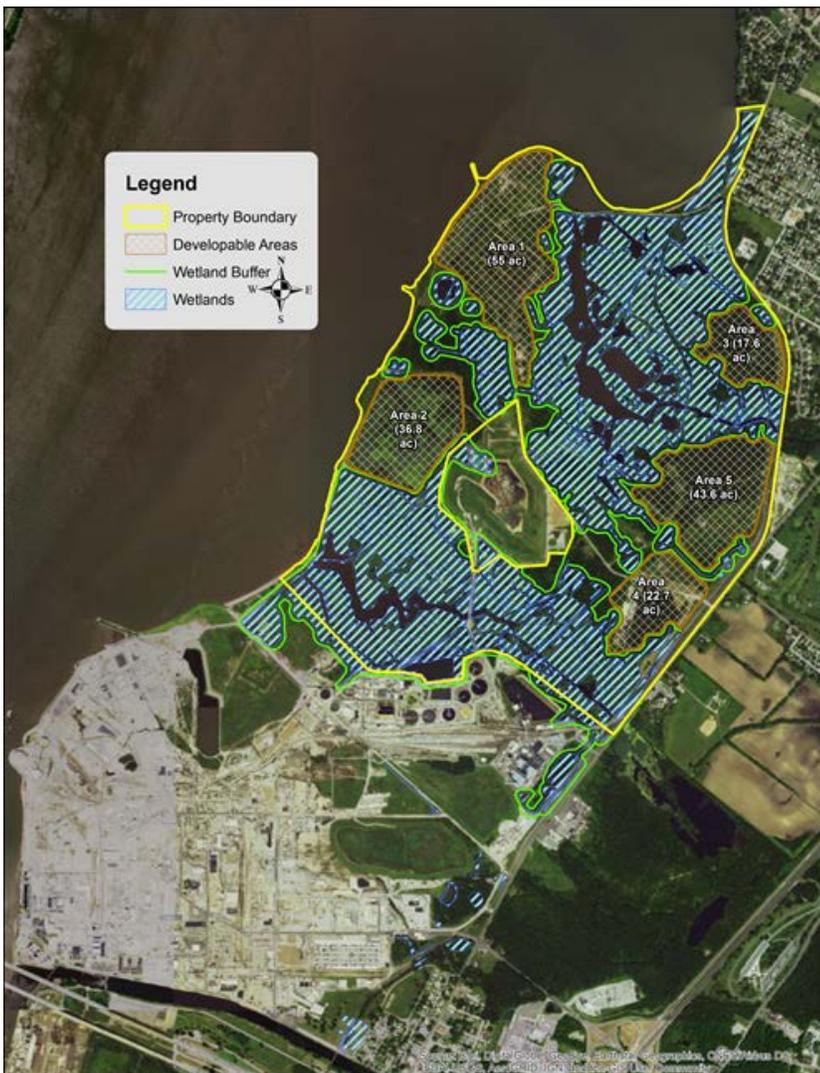
The property was formerly part of the 1,459-acre Chambers Works industrial complex, of which the manufacturing facility lies immediately south of the property. An approximately 52-acre secure landfill, located within the property boundary, is not included in the 705-acre total. Wetlands and a buffer area total approximately 529 acres.

## Available Utilities

The property has access to all major utilities, including electric, gas, water, sewer and communications systems.

## Potential Site Uses

A preliminary reuse assessment identified five non-contiguous areas on the property that are potentially developable totaling approximately 176 acres. The following are examples of industries that may benefit from locating on the property:



- Intermodal transport and distribution
- Warehouse and rail-based yard operations
- Marine-related industries
- Remanufacturing disassembly, reassembly
- Light industrial and assembly
- Energy generation