

CHAMBERS WORKS DEEPWATER, NEW JERSEY

OPPORTUNITY

The property owner seeks one or more developers or users interested in leasing land within an active industrial facility located in the greater Philadelphia/New Jersey region. Located in Deepwater, New Jersey, with direct access to the Delaware River, this site offers all the attributes needed by heavy industrial tenants.

PROPERTY FACTS

Address 326 Deep Water Slapes Corner Road, Carney's Point, NJ

Total Acreage Approximately 1,500 acres including industrial operations and habitat buffer

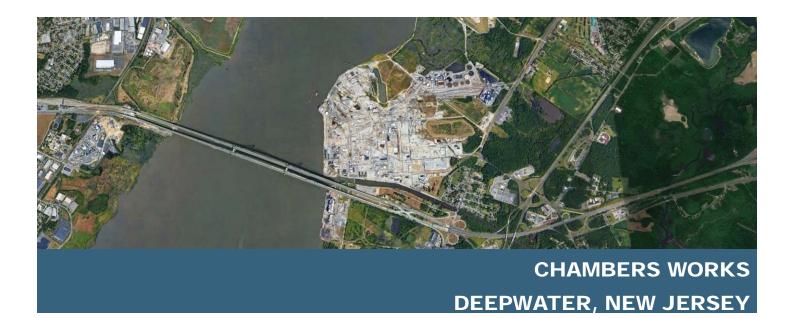
Available Parcels 11 lots available for lease ranging in size from 7 to 41 acres

Current Zoning Heavy Industrial (HI); regulated by Pennsville Township, NJ

Status Operational industrial facility







LOCATION & ACCESS

Region Greater Philadelphia/Southern New Jersey Region

Neighborhood Waterfront industrial facility

Site Access Located adjacent to I-295 and New Jersey Turnpike

Airport 30 minutes from Philadelphia International Airport

Rail Service Direct access with on-site railcar handling (2 locomotives)

Water Access Direct access to the Delaware River

PROPERTY ASSETS

- Chambers Cogeneration on site (electricity and steam)
- Natural gas
- Trucking (with scales)
- River water: Delaware River (13,000 gal/min)
- Process/potable water: Salem Canal (5,000 gal/min)
- Instrument air
- Nitrogen

FACILITY AMENITIES

- Protection: On-site incident first responder-capability (injury, spill, fire, etc.)
- Security: Contracted security force, including on- and off-site
- Environmental: Hazardous chemical management expertise
- Permitting: New Jersey discharge permit

AVAILABLE PROPERTIES

The property consists of 11 lots available for lease within an operating manufacturing facility. Available lots range in size from approximately 7 to 41 acres, and are of varying locations and characteristics.