



## 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

<b>Address</b>	326 Deep Water Slapes Corner Road, Carney's Point, NJ
<b>Total Acreage</b>	Approximately 1,500 acres including industrial operations and habitat buffer
<b>Available Parcels</b>	11 lots available for lease ranging in size from 7 to 41 acres
<b>Current Zoning</b>	Heavy Industrial (HI); regulated by Pennsville Township, NJ
<b>Status</b>	Operational industrial facility



FOR MORE INFORMATION: [www.industrial-portfolio.com](http://www.industrial-portfolio.com) (888) 508 - 6710



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### LOCATION & ACCESS

<b>Region</b>	Greater Philadelphia/Southern New Jersey Region
<b>Neighborhood</b>	Waterfront industrial facility
<b>Site Access</b>	Located adjacent to I-295 and New Jersey Turnpike
<b>Airport</b>	30 minutes from Philadelphia International Airport
<b>Rail Service</b>	Direct access with on-site railcar handling (2 locomotives)
<b>Water Access</b>	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.