



Mullica Hill Commerce Center

Commercial Lots For Sale

Mullica Hill, NJ

Sale Price: \$6,155,000

Total Center Acreage: 48+ Acres

Lot Size: 3 - 4.5 Acres
(12 Lots remaining subject to
Five Year Tax Abatement)

Key Facts:

- Fully Approved and Improved
- Located in the C-55 Flexible Planned Industrial Commercial District Zone
- Includes Public Water, Public Gas, Approved Permit for onsite Septic
- Prime location at Rt 322 & Tomlin Station Road
- Just 3/4 Mile to Exit 2 of NJ Turnpike
- Close proximity to major highways, Rt 295 & Rt 55
- One of Gloucester Counties fastest growing Communities
- High Visibility and Traffic Counts - 18,000+
- 15 Miles to Philadelphia, PA
- 17 Miles to Wilmington, DE
- 90 Miles to New York, Baltimore
- Build to Suit Option

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Rare opportunity for a Developer to acquire a prime commercial development site known as the Mullica Hill Commerce Center which is strategically located in Harrison Township, Gloucester County. Situated at the intersection of heavily traveled US 322 and Tomlin Station Road and just $\frac{3}{4}$ mile from Exit 2 of the New Jersey Turnpike. This 48+ Acre parcel has been fully approved and improved for 15 individual lots varying in size from 3 to 4.5 acres. Situated in the C55 Flexible Planned Industrial Commercial district, each of these lots are fully approved to build either a 18,000 SF Office or Flex building with 80 +/- vehicle parking. An ideal location in one of the fastest growing Gloucester County communities with access to the Northeast Corridor with proximity to major highways Rt. 295, Rt. 55 for easy commuting within South Jersey, Philadelphia, Delaware and New York.

