



Mullica Hill Commerce Center Commercial Lots For Sale

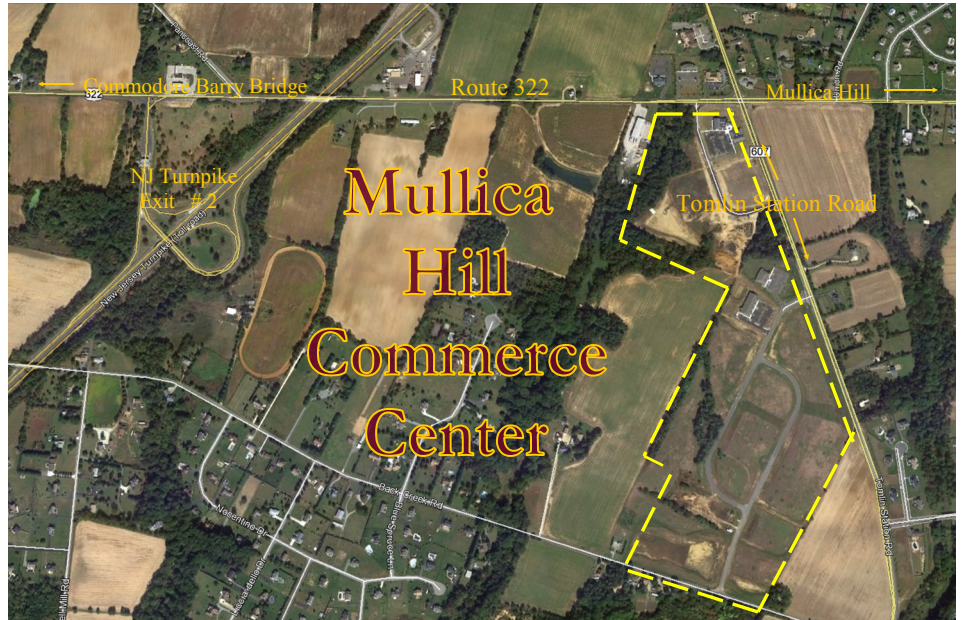
Sale Price: Starting at \$485,000

Lot Size: 3 - 4.5 Acres

Total Center Acreage: 48+ Acres

Key Facts:

- Fully Approved and Improved
- Located in the C-55 Flexible Planned Industrial Commercial District Zone
- Onsite Public Water, Gas and Approved Permit for 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



Come join Inspira, Advocare, Collision Care and SpaceWorks in The Mullica Hill Commerce Center at Tomlin Station. Relocate to the “newest” business complex strategically located in Harrison Township, Gloucester County at the intersection of heavily traveled US 322 and Tomlin Station Road within the C55 Flexible Planned Industrial Commercial District. Thirteen lots ranging from 3 to 4.5 Acres each are available for individual purchase within this 48+ Acre fully approved/improved center which includes public water, public gas and approved permit for onsite septic system. Bring your builder or choose existing plans which are approved for an 18,000 SF building offering Buyers multiple Build-to-Suit options in either Office, Retail or Flex space configurations with parking for eighty vehicles. An ideal location in one of the fastest growing Gloucester County communities and just ¾ mile from Exit 2 of the New Jersey Turnpike as well as close proximity to major highways Rt. 295, Rt. 55 for easy commuting within South Jersey, Philadelphia, Delaware and New York.

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