



Improved Commercial Lots

Mullica Hill Commerce Center at Tomlin Station Road

Sale Price: Starting at \$495,000

Lot Size: 3 - 4.5 Acres

Total Center Acreage: 48+ Acres

Key Facts:

- Twelve Improved Lots
- Ready for Plans and Permits
- Zoning: C-55 Flexible Planned Industrial Commercial
- Onsite Public Water, Gas and Approved Permit for Septic
- Prime location at Rt 322 & Tomlin Station Road
- Just One Mile to Exit 2 of NJ Turnpike
- Close proximity to major highways, Rt 55 & Rt 295 (Exit 11A)
- One of Gloucester Counties fastest growing Communities
- Located on the Northeast Corridor (Baltimore, Wilmington, Philadelphia, New York)
- High Visibility and Traffic Counts - 18,000+
- Ask for Details - Possible Tax Abatement



Eagle Commercial Real Estate

26 S. Maple Avenue
Suite 103
Marlton, NJ, 08053

Anthony Pustizzi, Broker
Phone: 856-985-8565
Fax: 856-985-8563
tpustizzi@eaglecommercialre.com

Improved Lots Available

Relocate to this strategically located business complex in Mullica Hill at the intersection of heavily traveled US 322 and Tomlin Station Road. Twelve improved lots ranging from 3 to 4.5 Acres each are available for purchase separately within the C55 Flexible Planned Industrial Commercial District. Ideal for an individual business operation, investment purposes or develop as condo units in a standalone facility. Choose the lot which is right for your business operation which can accommodate up to a 16,000 SF Professional Office space or a 30,000 SF Flex Warehouse building configuration offering ample parking. As part of a 48+ Acre site, this improved business center provides paved roads, curbing, public water, gas, electric, and allows for individual septic systems. Be a part of one of the fastest growing Gloucester County communities along with Inspira, SpaceWorks, 5 Myers & Tomlin Professional Buildings, Advocare and Collision Care in The Mullica Hill Commerce Center.

****Call for details regarding a possible Tax Abatement these lots may offer.**