



# 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:

- Fully Approved and Improved
- 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 about Build to Suit Option



## Eagle Commercial Real Estate

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### Twelve Lots Offering Five Year Tax Abatement.

Be a part of one of the fastest growing Gloucester County communities along with Inspira, SpaceWorks, Myers & Tomlin Professional Buildings, Advocare and Collision Care in The Mullica Hill Commerce Center. Relocate to the “newest” business complex strategically located in Harrison Township at the intersection of US 322 and Tomlin Station Road. Twelve lots ranging from 3 to 4.5 Acres each are available for individual purchase within the C55 Flexible Planned Industrial Commercial District. This 48+ Acre fully approved/improved center includes public water, gas, electric, paved roads, curbing and approved septic system. Choose the lot which is right for your business operation and can accommodate either a 16,000 SF Professional Office space or a 30,000 SF Flex Warehouse building configuration with parking for eighty vehicles. An ideal location in one of the fastest growing Gloucester County communities along the heavily traveled Rt. 322 corridor. **\*\*Call for Details**