



# Lot For Proposed Flex Building

Mullica Hill Commerce Center  
10 Burton Lane, Mullica Hill, NJ



Lot Prices Starting @ \$495,000

Building Size: 18,000 - 30,000 SF

Lot Size: 3 - 4.5 Acres

#### Key Facts:

- Built to Suit Flex Condo Units
- Minimum Divisible: 3,000 - 10,000 SF
- Site Parking designed for 80 spaces
- Electric, Gas, Public Water & Septic
- Entrance off heavily traveled Route 322
- Custom Design Available to Individual Business Application
- Located at Rt 322 & Tomlin Station Rd Intersection
- Just 1/2 mile to NJ Turnpike within close proximity to Rts 295 & 55 for easy commuting throughout Southern New Jersey
- In one of Gloucester Counties fastest Growing markets
- Possible Tax Abatement

Lots are available to construct a flex building as depicted above for an individual business operation, investment purposes or develop as condo units as a standalone facility which can be sold as separate units. The site design can accommodate an 18,000 - 30,000 SF Flex Warehouse building configured with site parking for eighty vehicles. 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 improved center includes public water, gas, electric, paved roads, curbing and allows for individual septic systems. An ideal location in one of the fastest growing Gloucester County communities along the heavily traveled Rt. 322 Corridor. \*Call for Details regarding a possible Tax Abatement.

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