



READY FOR DEVELOPMENT OF UP TO 1.35 MSF

Lot 991 at Hamilton Business Park

Route 40, Mays Landing, New Jersey

±98.87 AC Land for Sale or BTS Lease

FOR INQUIRIES, CONTACT:

Tony DiDio

Senior Vice President
+1 609 820 5900
tony.didio@colliers.com

Colliers

250 Century Pkwy Suite 100
Mt Laurel Township, NJ 08054
+ 1 856 234 9300

View online at
colliers.com/p-usa1128718

Property Highlights

Flexible Land Opportunity Supporting Diverse Industrial & Logistics Uses

- ±98.87-acre industrial development site
- Capable of supporting up to ±1.35 million square feet
- Flexible design accommodating single or multi-building configurations
- Designed for warehouse, distribution, and logistics operations
- Full circulation for truck access, loading, and trailer storage
- [Industrial Business Park](#) (IBP) zoning
- Public utilities available to the site
- 5-year tax abatement on new construction



E-commerce fulfillment centers



Regional distribution hubs



Manufacturing & assembly operations



Cold storage & specialized logistics users



Third-party logistics (3PL) providers



One Site Multiple Solutions



02
CONCEPT PLAN



03
CONCEPT PLAN



04
CONCEPT PLAN

Lot 991 | Hamilton Business Park

Positioned within Hamilton Business Park

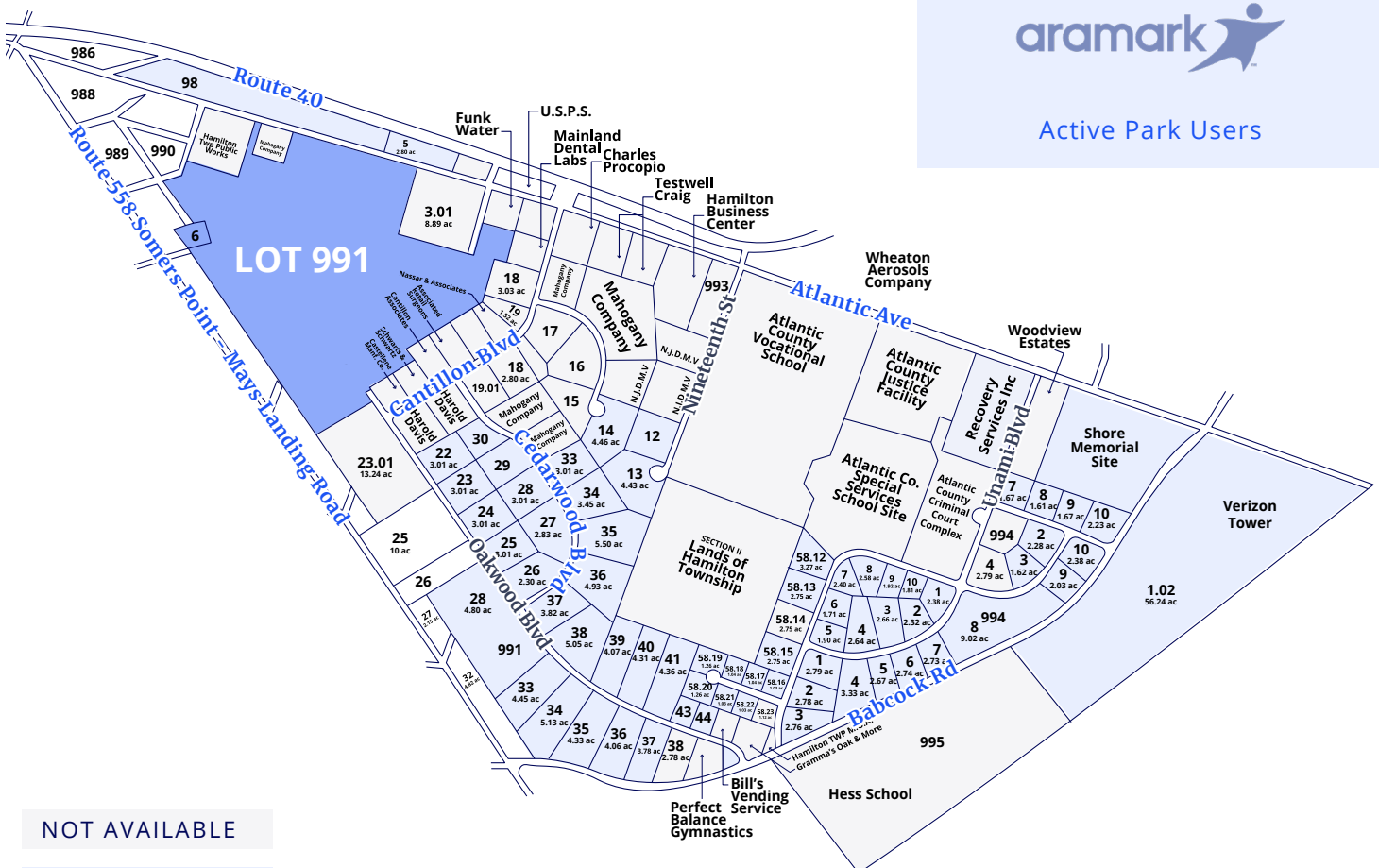
Lot 991 is located within Hamilton Business Park, an established business campus in Mays Landing, NJ. The park is home to a diverse mix of industrial, manufacturing, logistics, and institutional users, creating a proven environment for business operations.

Existing tenants and nearby users support a strong employment base and reinforce the location's viability for distribution, warehousing, and light manufacturing. The presence of established companies, combined with proximity to the FAA Technical Center and regional infrastructure, positions Hamilton Business Park as a strategic location for industrial growth.

Owned and developed by the Township of Mays Landing, Hamilton Business Park is a flexible business partner for your success.

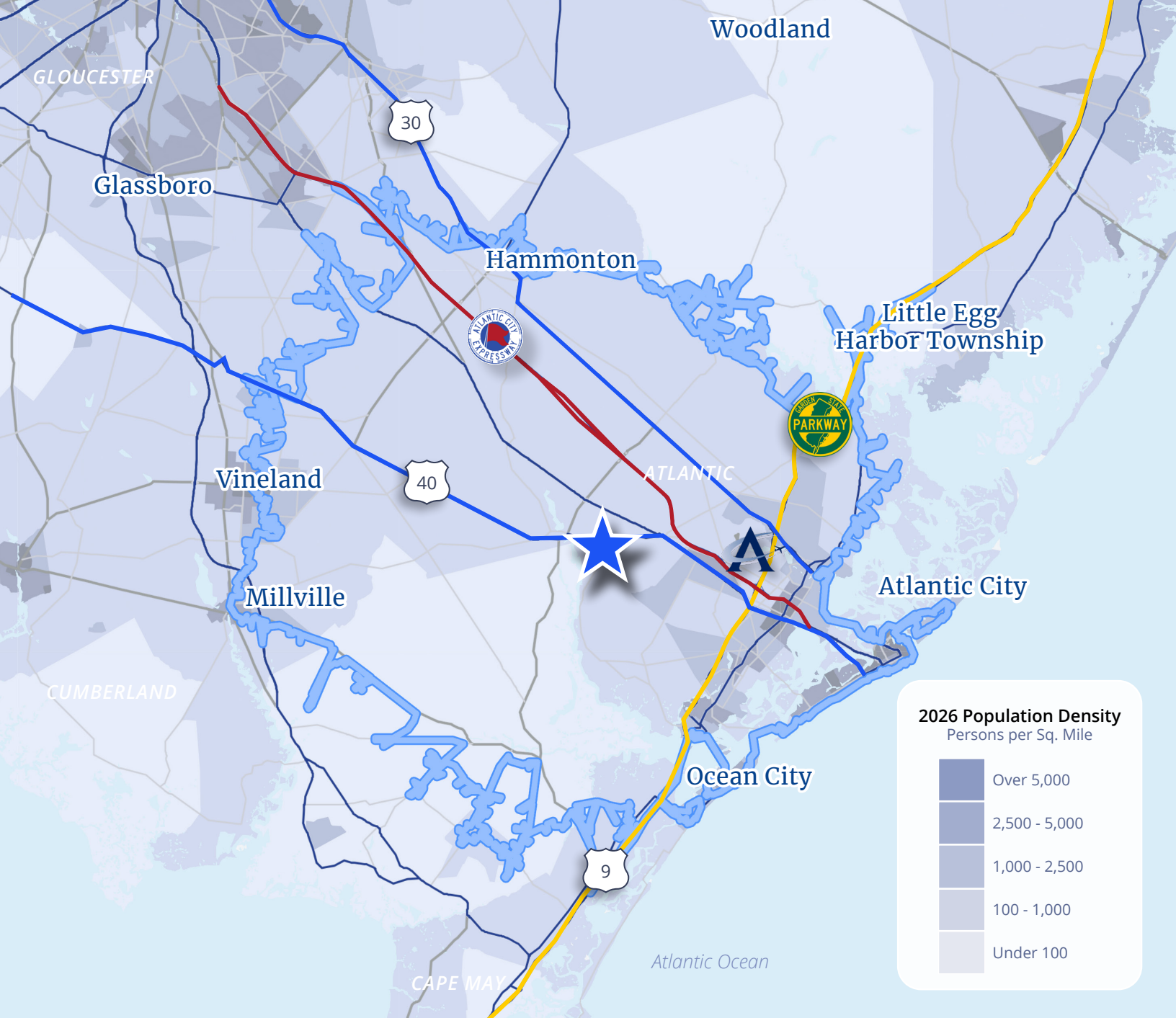


Active Park Users



NOT AVAILABLE

AVAILABLE



Labor Profile

30 Minute Drive Time



337,547
POPULATION



3,926
MANUFACTURING
EMPLOYMENT



30,986
BLUE COLLAR
EMPLOYMENT



155,391
DAYTIME
POPULATION



3,049
TRANSPORTATION
& WAREHOUSING
EMPLOYMENT

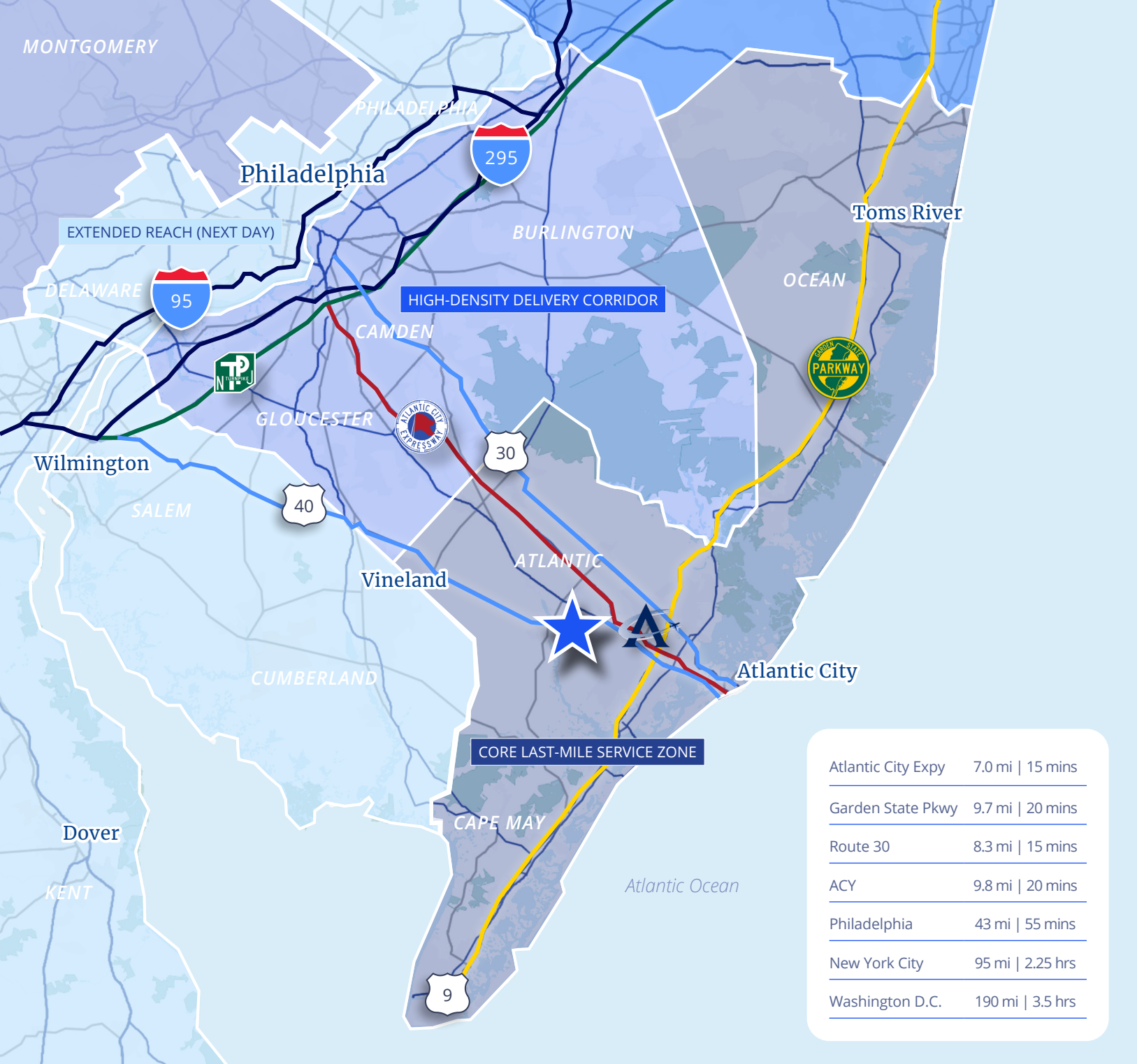


39.5%
BLUE COLLAR
CONCENTRATION



6.8%
UNEMPLOYMENT
RATE

Source: ESRI



Strategic Last-Mile Distribution

Optimally positioned to connect all New Jersey Shore destinations with efficient access to the Camden–Philadelphia high-density delivery corridor

- Immediate access to Route 30 and Atlantic City Expressway
- 15 minutes to Atlantic City International Airport (ACY)
- Direct connectivity to Garden State Parkway and regional corridors
- Optimal service area coverage for all NJ Shore destinations
- Efficient reach to Camden–Philadelphia high-density delivery corridor

Surrounded by Active Industrial Users

Logistics / Transportation

- TD Auto Transportation

Manufacturing / Industrial

- INTEX Millwork Solutions
- ZTS Sabinov
- JML Industrie Infrastructure / Energy

Construction / Trades

- AC Mechanical

ATLANTIC CITY



HAMILTON BUSINESS PARK

LOT 991



SOMERS POINT RD

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