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AVIENT

BLOCK 37, LOTS 6 & 7, OLDMANS, NJ

±17 AC Last-Mile Industrial
Development Opportunity

±17 Acres of Industrial Land with Conceptual Plans

Colliers

Industrial Land Opportunity

±17 acres of industrial land positioned within one of Southern New Jersey's most active logistics corridors. The site offers flexible development potential for warehouse, distribution, and 3PL users seeking access to major transportation infrastructure.

Located near Pureland Industrial Complex, Gateway Business Park, and Commodore Business Center, the property benefits from strong surrounding tenancy and connectivity to the Philadelphia and Mid-Atlantic markets.

ADDRESS Block 37, Lots 6 & 7, Oldmans Twp, NJ

COUNTY Salem County

**TOTAL SIZE
AREA**

Lot 6: ±2.09 AC

Lot 7: ±15 AC

Total: ±17 AC

ZONING Industrial

**CURRENT
CONDITION** Undeveloped land

ACCESS POINTS Dual road frontage (Porcupine Rd & Pennsgrove Pedricktown Rd)





PROPOSED CONCEPT SPECS

101,080 sf
BUILDING SIZE

49
PARKING SPACES

13
TRAILER STALLS

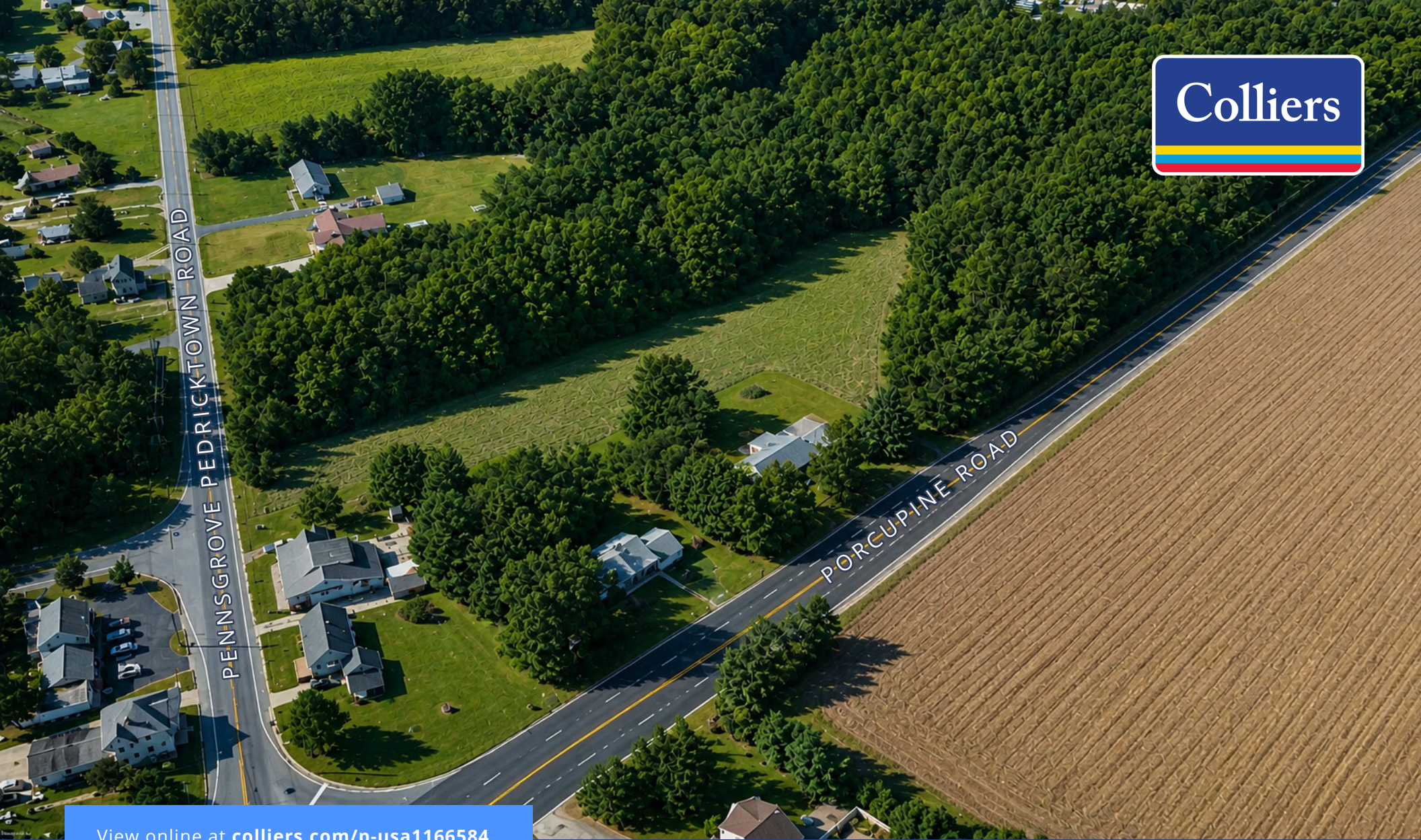
43
LOADING SPACES

I-295	5 min.
NJ Turnpike	10 min.
U.S. Route 130	3 min.
U.S. Route 322	7 min.
Phl Int'l Airport	25 min.



SURROUNDING OCCUPIERS



An aerial photograph showing a rural landscape. A road labeled 'PENNSGROVE PEDRICKTOWN ROAD' runs vertically on the left. Another road labeled 'PORCUPINE ROAD' runs diagonally from the center towards the bottom right. The area is filled with green trees and fields. Some houses are visible near the roads. A large, harvested field is on the right side.The Colliers logo, featuring the word 'Colliers' in white serif font on a blue background with a yellow and red horizontal stripe below it.

View online at colliers.com/p-usa1166584

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