



Delaware River Port Development Opportunity

707 Water Street, Gloucester City, New Jersey

Property Description

- 10.5 acre riverfront development site with additional 9.6 acre riparian grant
- 200' wide land-pier extending out to the Delaware River
- 1,500' road frontage on Water Street
- Potential shipping access for port facilities and/or other related water-oriented industrial uses
- Rail service available

Location Information

- Located in Gloucester City's Port Planned Industrial Development Zoning District
- Directly across the Delaware from Philadelphia
- Just south of the Walt Whitman Bridge
- Close proximity to I-76 and major regional highways providing direct lines of access to Philadelphia, Phila International Airport, and all of Southern New Jersey

Incentive Eligibility Includes:

GROW NJ ■ Urban Enterprise Zone
Economic Redevelopment & Growth (ERG)

Sale Price

\$2,650,000 **PRICE REDUCED**

For more information:

Scott Mertz, SIOR

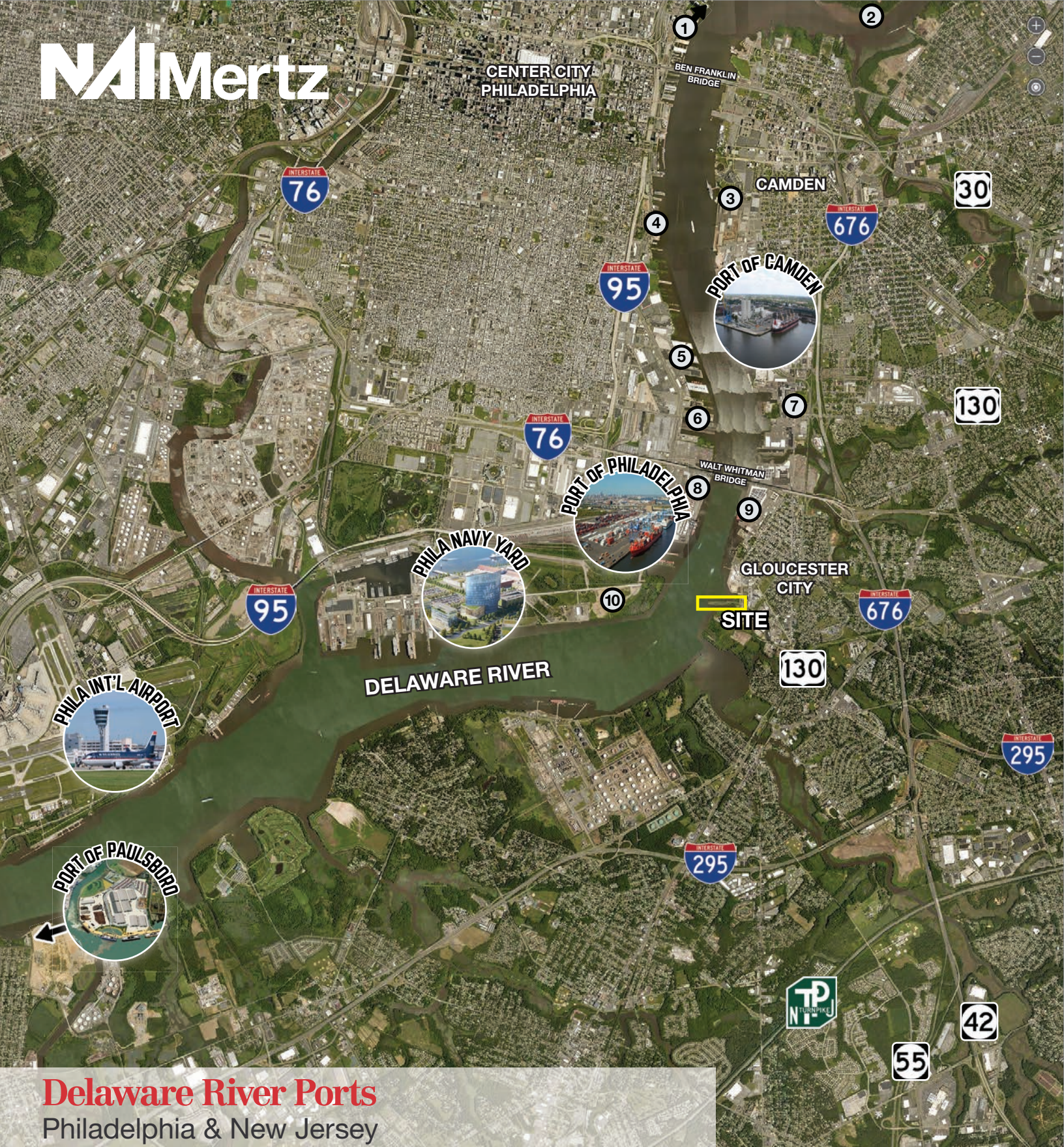
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Delaware River Ports Philadelphia & New Jersey

1. Tioga Marine Terminal
2. Crowley Port Terminal
3. Balzano Marine Terminal
4. Piers 38-40
5. Piers 78-84
6. Piers 96-98 Annex
7. Broadway Terminal
8. Packer Avenue Marine Terminal
9. Holt Marine Terminal
10. Port at Navy Yard (Proposed)

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The Delaware River and Bay is home to the **fifth largest port complex in the United States** in terms of total waterborne commerce. Every year, over 70 million tons of cargo move through the tri-state port complex, which includes the ports of Philadelphia, Pennsylvania; Camden, Gloucester City, and Salem, New Jersey; and Wilmington, Delaware. Regional port facilities on both sides of the Delaware have seen increased demand with double digit tonnage growth for both Philadelphia and Camden over the past few years.

- There are over 200 large distribution facilities within a 75-mile radius of the Port of Philadelphia.
- The Delaware River is currently being dredged to 45 feet to accommodate larger vessels and capture additional capacity as a result of the improvements to the Panama Canal.
- Greater Philadelphia's ports are among the few in the U.S. with available land for expansion, with large parcels also available for construction of warehouses and distribution centers.
- Construction of the new 120-acre Southport Marine terminal began in 2013, adding two berths for post-Panama ships and six high capacity cranes.
- Holt Logistics' facility in Gloucester City is the number one cold supply chain port complex on the East Coast, with more than 2 million square feet of cold-storage space.
- The Philadelphia Regional Port Authority (PRPA) is the number one perishables port on the East Coast.
- The Port of Camden, the nation's top port for wood products, receives hundreds of ships moving international and domestic cargo annually.
- The port complex is the second largest oil port in the United States, handling about 85% of the East Coast's oil imports.

The ports of Southern New Jersey offer tremendous access to the road and rail infrastructure of the Northeastern U.S. The Gloucester City Port has rail service and is in close proximity to Southern New Jersey's major highways.

Distance from Water Street Pier to:

Route 130	1.5 mi
I-676	2.0 mi
I-295	2.7 mi
Route 42	3.0 mi
I-76 / Walt Whitman Bridge	3.7 mi
Route 55	4.5 mi
NJ Turnpike (Exit 3)	5.0 mi
I-95	6.0 mi

Gloucester City has the added benefit of significant incentive eligibility for employers and developers.

The Water Street Pier is eligible for the following incentive programs:

**GROW NJ ■ Urban Enterprise Zone
Economic Redevelopment & Growth (ERG)**

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Capitalize on all of the Benefits of the NJ Economic Opportunity Act

Ideal Opportunity for Manufacturing
or Distribution Operation

707 Water Street

Gloucester City, New Jersey

- 10 acre site ideal for industrial development
- Located in Gloucester City's Waterfront District
- Potential for multi-modal facility with both rail and port service available
- Excellent highway accessibility within 5 miles of I-676, Route 130, I-76, I-295, I-95, Route 42, and New Jersey Turnpike
- 10 miles from Philadelphia International Airport
- NJ Transit has plans to extend its Riverline service from Camden to Glassboro, which would place a commuter rail stop less than one mile from the Water Street site

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NAIMertz

Prime
Industrial
Development
Opportunity

707 Water Street is eligible
for the following incentive
programs:

GROW NJ

**Economic Redevelopment
& Growth (ERG)**

Urban Enterprise Zone

Gloucester City offers its
own incentive programs
that make it an attractive
destination for employers
and developers.

