

WRIGHTSTOWN-SYKESVILLE, NORTH HANOVER, NJ FOR SALE

2.40 Acres | Preliminary Engineering & Site Concepts Performed

Zoning: Light Industrial 1 (LI-1)

Exclusive Broker

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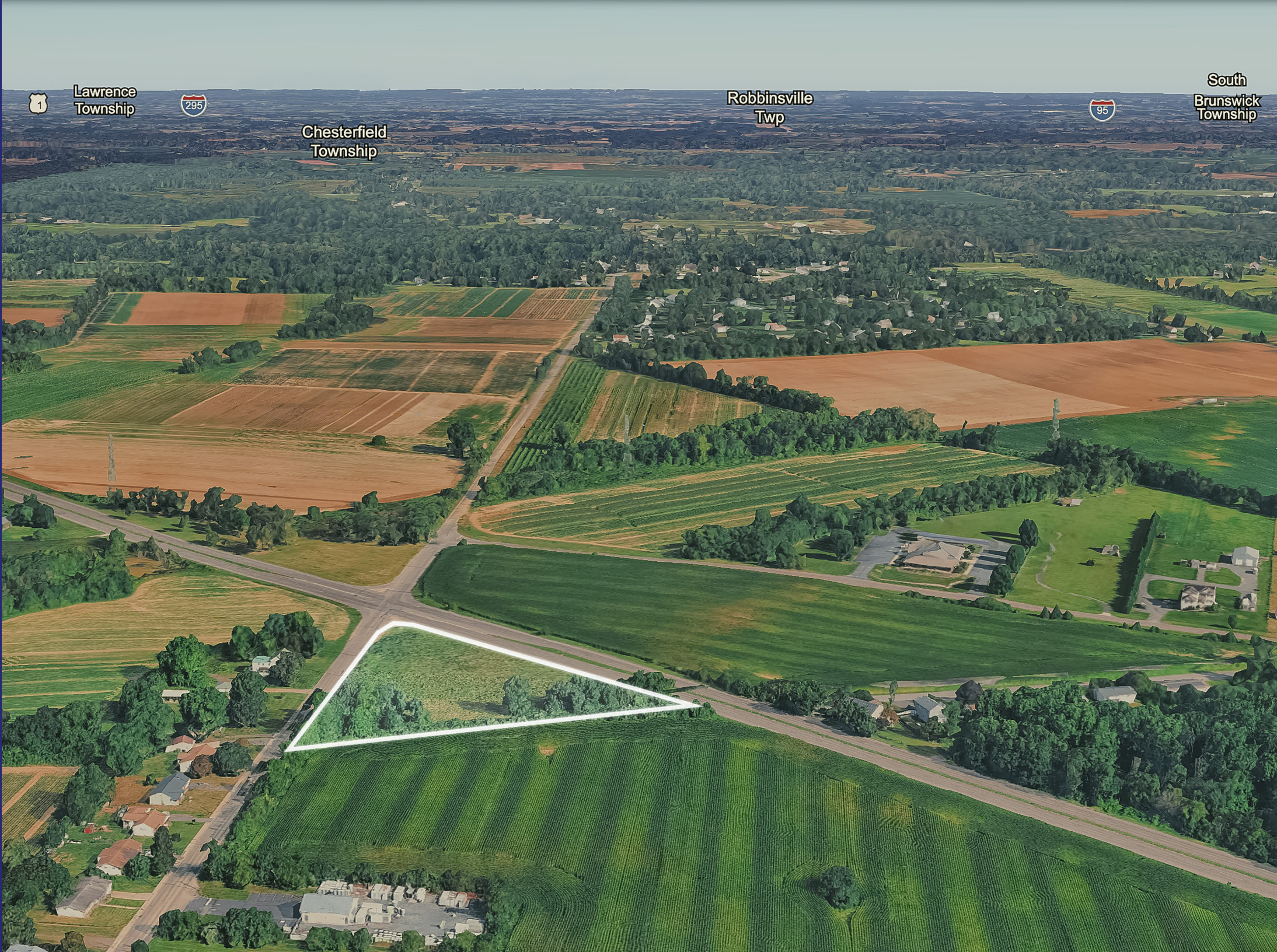
SUBJECT OVERVIEW

NEAR MAJOR ROADWAYS

- Exit 7/7A NJ Turnpike, I-195 & I-295,
- Access to Philly/South & North NJ

DEVELOPMENT SITE

- Taxes: \$2,347 (2026)
- 3 Site Plans & Concepts
- Zoned Light Industrial



SUMMARY

3 Site Plans & Concepts

1. Largest and most recent including stormwater retention basin.
2. Slightly smaller version of latest plan with heavier parking component.
3. First plan mechanics garage.

• Immediate Access to:

- I-195
- I-95 & New Jersey Turnpike
- I-295
- Port of Philadelphia
- Philadelphia, Southern & Northern New Jersey & Delaware



Concept Plan I



SUMMARY

- **SITE CONCEPT 1 — 30,900 SF MULTI-BAY FLEX SPACE**
Concept Overview: A multi-building, multi-tenant flex warehouse concept designed to maximize indoor floor area while maintaining efficient vehicular circulation, parking, and loading capabilities.

Key Concept Specifications

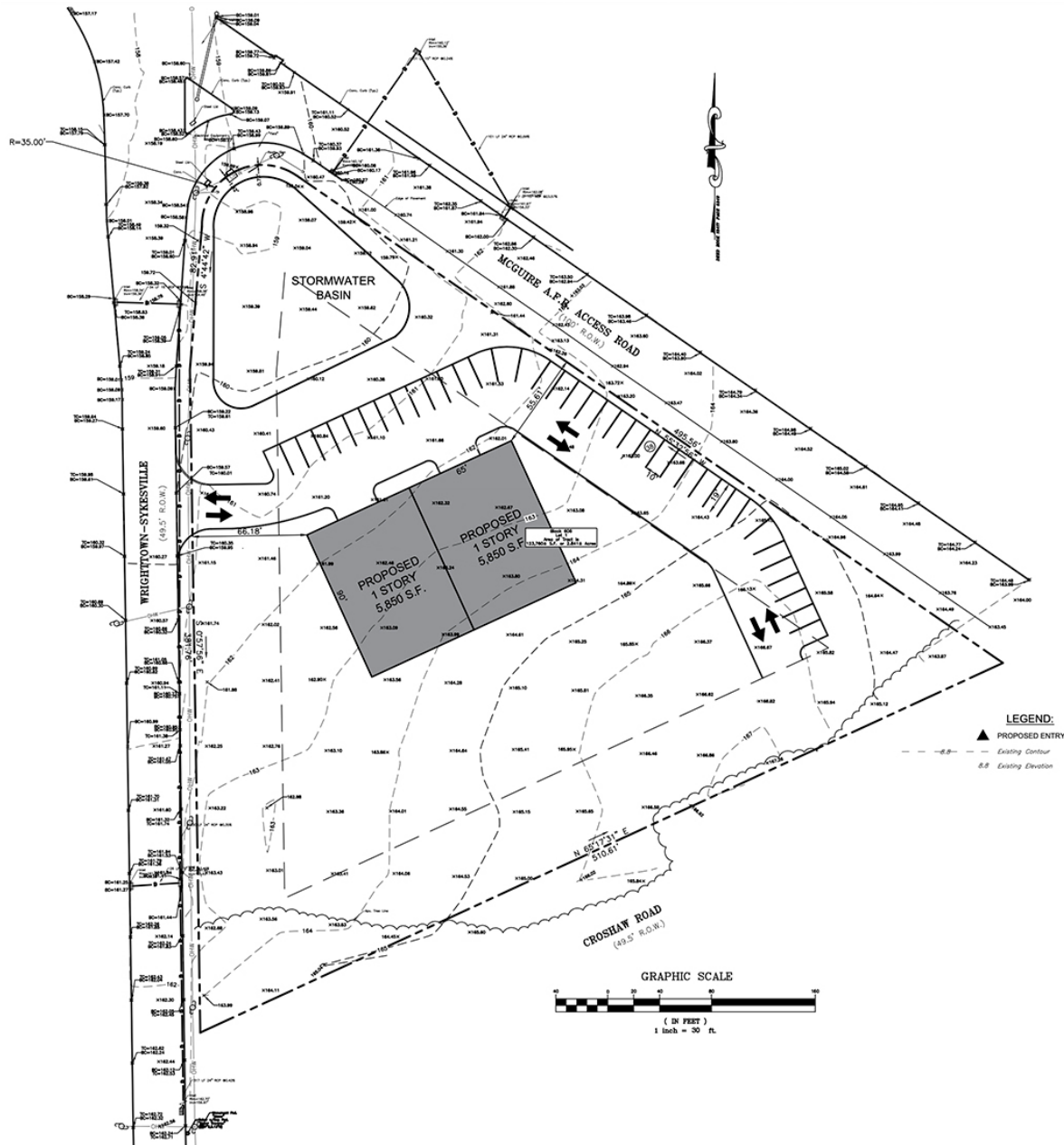
- **Total Proposed Building Area:** 30,900 SF multi-bay flex layout.
- **Building Breakdown:** Two (2) 1-story buildings @ 5,850 SF each (11,700 SF total) + Two (2) 1-story buildings @ 9,600 SF each (19,200 SF total).
- **Site Coverage Parameters:** Building Coverage: 29.5% | Paved Coverage: ~39.6% | On-site parking provided for 82 spaces.
- **Site Features:** Dedicated stormwater management basin, wide loop access drive, and dual ingress/egress points on Wrightstown-Sykesville Road.

Regional Accessibility & Logistics Highlights

- **Tri-County Crossroads:** Ideally positioned bordering Burlington, Monmouth, and Ocean counties.
- **Major Highways:** Quick access to **I-195, I-95 / NJ Turnpike, and I-295.**
- **Freight & Port Connections:** Direct route to **Port of Philadelphia, Philadelphia International Airport,** and major New Jersey industrial corridors.



Concept Plan 2



SUMMARY

- **SITE CONCEPT 2 — 11,700 SF BUILDING WITH EXPANDED OUTDOOR STORAGE (IOS)**
Concept Overview: Tailored specifically for industrial operations that require a balanced indoor footprint paired with substantial open yard space for vehicle parking, equipment staging, or raw material storage.

Key Concept Specifications

- **Proposed Building Footprint: 11,700 SF 1-story building** (configured as two 5,850 SF bays).
- **Yard & Storage Focus:** Maximizes dedicated open yard area for **Industrial Outdoor Storage (IOS)**, trailer staging, or contractor equipment.
- **Site Features:** Full perimeter landscape buffers (25' setback), 50' front yard setback, dedicated stormwater basin, and wide turning radius.

Regional Accessibility & Logistics Highlights

- **Tri-County Crossroads:** Ideally positioned bordering Burlington, Monmouth, and Ocean counties.
- **Major Highways:** Quick access to **I-195, I-95 / NJ Turnpike, and I-295.**
- **Freight & Port Connections:** Direct route to **Port of Philadelphia, Philadelphia International Airport,** and major New Jersey industrial corridors.



Concept Plan 3



SUMMARY

• SITE CONCEPT 3 — 10,002 SF MAINTENANCE FACILITY & MECHANICS GARAGE

Concept Overview: The original specialized site concept engineered specifically for fleet repair, heavy machinery maintenance, administrative office functions, and secure equipment yard operations.

Key Concept Specifications

- **Total Facility Footprint: 10,002 SF total building footprint**, partitioned into three functional operational zones:
 - **6,250 SF 5-Bay Mechanic Service Area** (drive-thru vehicle repair bays).
 - **2,231 SF Drive-In Loading & Storage Area.**
 - **1,521 SF Dedicated Administrative Office Space.**
- **Outdoor Yard Storage:**
 - **Primary Yard Area: ~11,500 SF** outdoor storage yard.
 - **Secondary Yard Area: ~6,000 SF** front storage yard.
 - **Total Yard/Storage Space: ~17,500 SF** combined outdoor storage.
- **Heavy Transit Circulation:** Engineered turning loop for large trucks/equipment, 50' yard setbacks, and 25' landscape buffer

Regional Accessibility & Logistics Highlights

- **Tri-County Crossroads:** Ideally positioned bordering Burlington, Monmouth, and Ocean counties.
- **Major Highways:** Quick access to **I-195, I-95 / NJ Turnpike, and I-295.**
- **Freight & Port Connections:** Direct route to **Port of Philadelphia, Philadelphia International Airport**, and major New Jersey industrial corridors.

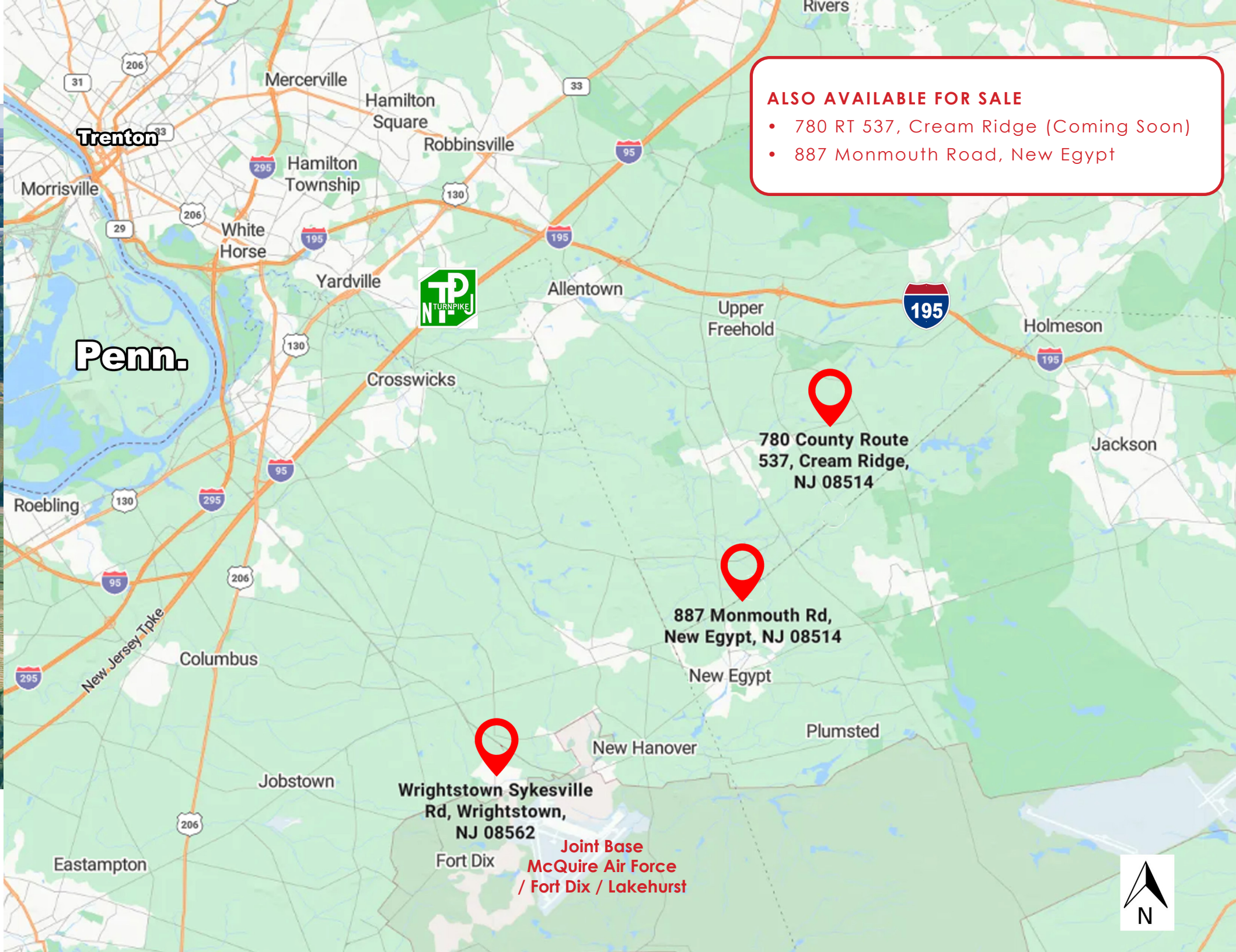


Site Aerial



Joint Base McGuire Air Force
/ Fort Dix / Lakehurst

Fort Dix, the common name for the Army Support Activity located at Joint Base McGuire–Dix–Lakehurst, is a United States Army post. It is located 16.1 miles south-southeast of Trenton, New Jersey. Fort Dix is under the jurisdiction of the Air Force Air Mobility Command.



ALSO AVAILABLE FOR SALE

- 780 RT 537, Cream Ridge (Coming Soon)
- 887 Monmouth Road, New Egypt

