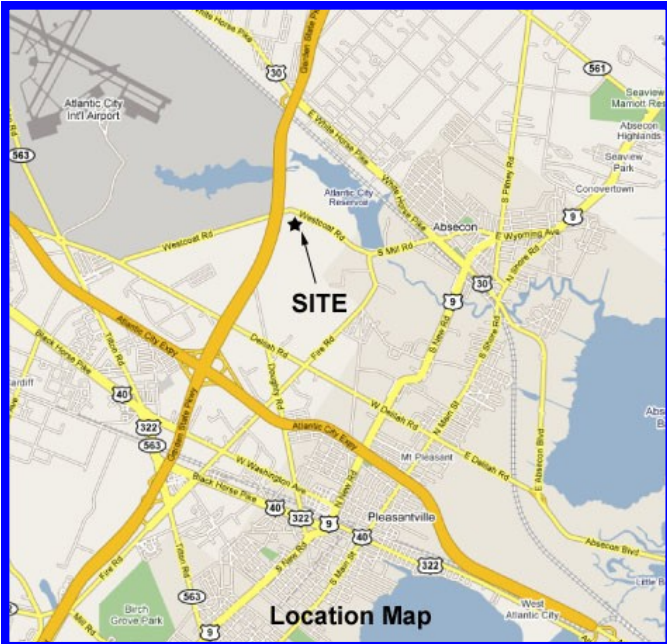


# HANSEN

OLE HANSEN & SONS INC.

**Westcoat Road, Egg Harbor Township,  
Atlantic County, NJ 08234**

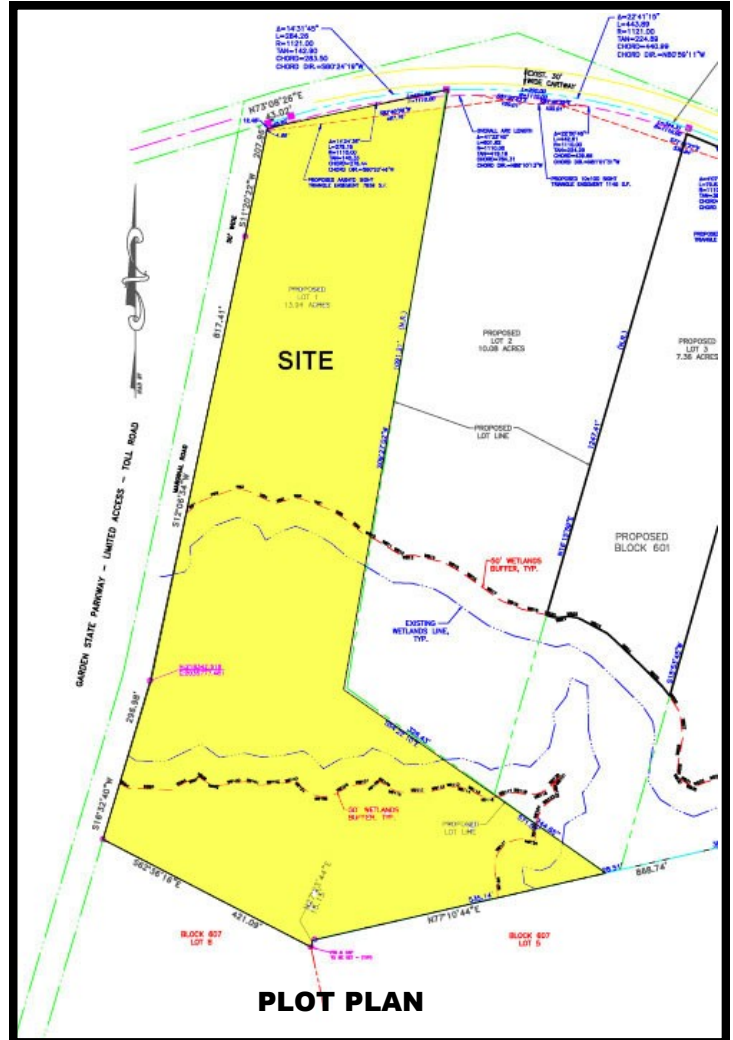
**Available for Build-to-Suit, Sale or Lease  
Block 601, Lot 1, Vacant Land, 13.94 ± acres  
Zoning: M-1 — Light Industrial  
Conveniently located near major arteries**



**7 ± miles to Atlantic City**

**Zoning: M-1, Light Industrial District**

**Permitted Uses: Manufacturing; Fabrication; Business Offices; Research laboratories; Warehousing; Farms; Retail and wholesale sales; Commercial recreation; Hotels and conference centers; Education facilities, including commercial, private and public schools; Bulk laundry processing; Auction houses; Branch banks, including drive-in banking facilities; Casino gaming equipment assembly, manufacturing, sales and service; Mail, cargo and freight delivery and distribution facilities; Personal wireless telecommunications facility not to exceed 120 feet in height;**



**Minutes to Atlantic City International  
Airport; FAA Technical Center;**

**Easy Access to Atlantic City  
Expressway & Garden State Parkway**

**BROKER PROTECTED**

**Contact: Dave Goddard @ 609-965-3700 or dgoddard@olehansen.com**