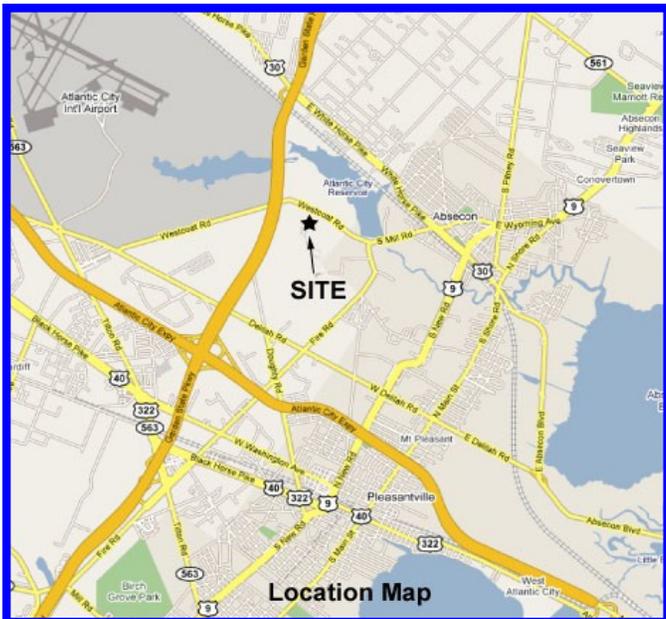


**Westcoat Road, Egg Harbor Township  
Atlantic County, NJ 08234**

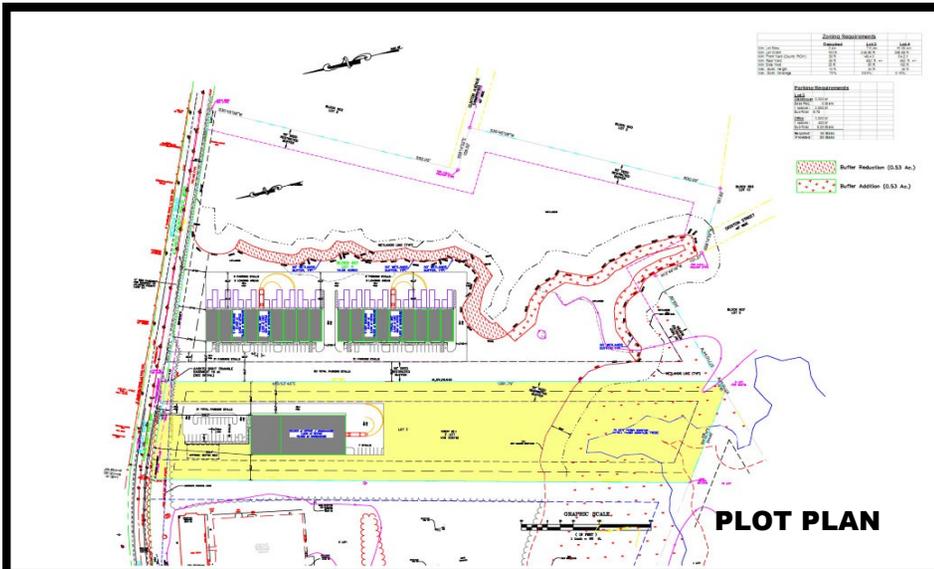
**Available for Build-to-Suit, Sale or Lease  
Potential Building Size: 20,000 to 25,000 sq. ft.  
Block 601, Lot 3, Vacant Land, 7.36 ± acres  
Zoning: M-1 — Light Industrial  
Conveniently located near major arteries**



**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**

**7 ± miles to Atlantic City**

**BROKER PROTECTED**