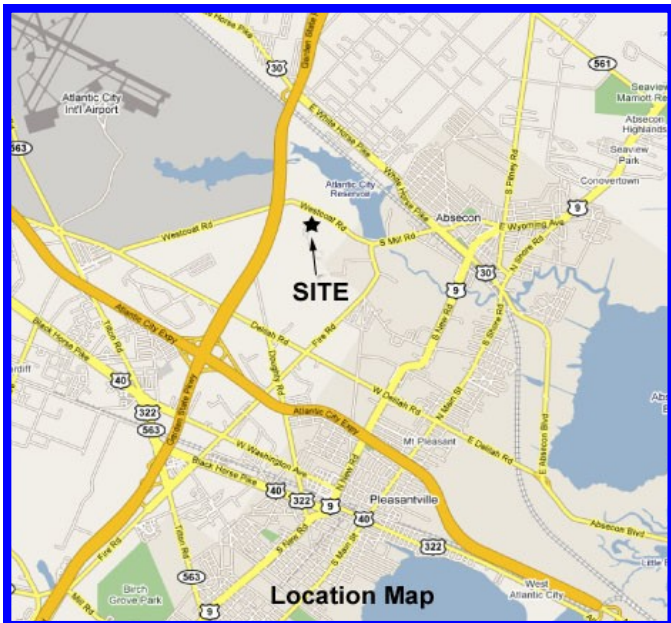


**Westcoat Road, Egg Harbor Township
Atlantic County, NJ 08234**

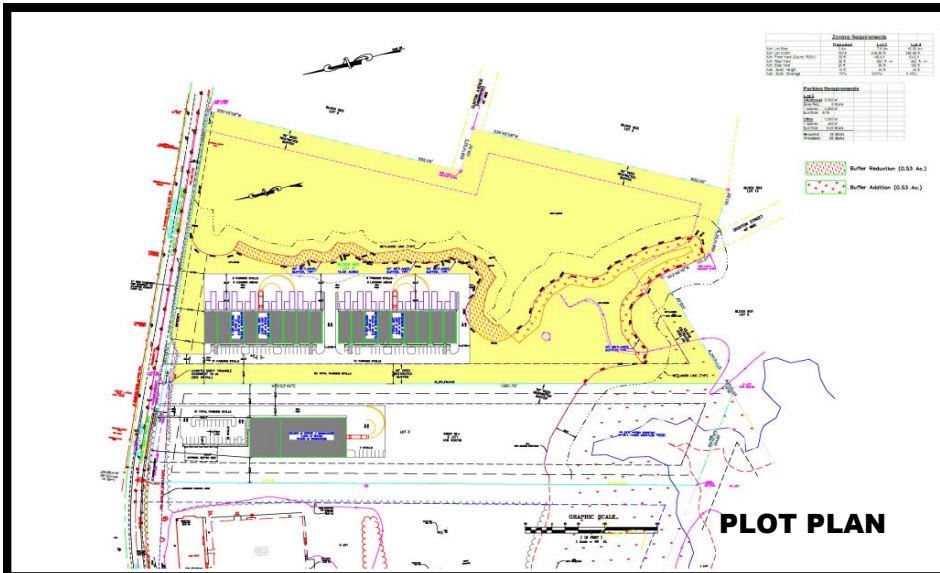
**Available for Build-to-Suit, Sale or Lease
Potential Flex Space: 40,000 to 45,000 sq. ft.
Block 601, Lot 4, Vacant Land, 16.09 ± acres
Zoning: M-1 — Light Industrial
Conveniently located near major arteries**



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