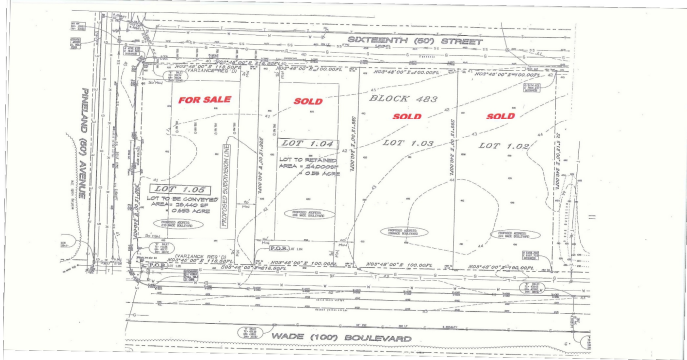


# Information Sheet:

## **WADE BUSINESS PARK**

**210 WADE BOULEVARD, MILLVILLE NJ**

<p><b><u>Property:</u></b></p>	 <p><b>HIGH PROFILE CORNER LOT. 118.5 X 240 WITH FRONTAGE ON THREE STREETS. IDEAL FOR END USER OR INVESTMENT. ALL PUBLIC UTILITIES AVAILABLE.</b></p>
<p><b><u>Location:</u></b></p>	<ul style="list-style-type: none"> <li>• Millville Industrial Park, Wade Boulevard, just off Route 49 (Main Street), ¼ mile from full exit/entrance of Route 55. Approximately 50 min. to Philadelphia, and 40 min. to Atlantic City. And, just minutes from New Race Car Track, Shopping Complexes, River Front Re-Development, and 5000 planned residential units.</li> </ul>
<p><b><u>Taxmap Info:</u></b></p>	<ul style="list-style-type: none"> <li>• Block # 483      Lots # 1.05</li> </ul>
<p><b><u>Project Descriptions:</u></b></p>	<p>Site can support a wide range of concepts. Zoning permits up to 65% lot coverage subject to all design and municipal approvals.</p>
<p><b><u>Zoning:</u></b></p>	<ul style="list-style-type: none"> <li>• <b><u>I-1 (INDUSTRIAL PARK) Zone:</u></b> <i>Permitted uses include</i> a wide variety of warehousing, light manufacturing, office, and business services. Site is also located in the Urban Enterprise Zone.</li> </ul> <p><b>Please confirm whether intended Buyer's uses are permissible independently!</b></p>
<p><b><u>Availability:</u></b></p>	<ul style="list-style-type: none"> <li>• As per contract</li> </ul>
<p><b><u>Pricing:</u></b></p>	<ul style="list-style-type: none"> <li>• \$ 79,900 (Lot 1.05)</li> </ul>
<p><b><u>Options:</u></b></p>	<ul style="list-style-type: none"> <li>• Owner will also build to suit.</li> </ul>
<p><b><u>Additional Details or Appointment:</u></b> <b><i>JIM BOYLE SR.</i></b></p>	<ul style="list-style-type: none"> <li>• 609-226-1252</li> <li>• landmanpro@aol.com</li> </ul>

All information is from sources we deem reliable, however, we do not guarantee it. Property availability is subject to changes in price/terms/prior sale or lease without notice. Only a fully executed contract detailing all agreed upon terms shall be binding upon parties to a transaction.