

FOR SALE

# 24+/- Acres



ROUTE 295, EAST GREENWICH, NEW JERSEY

CONCEPTUAL RENDERING



**SITE STATISTICS**  
SITE ID: Block 204, Lot 34  
SITE AREA: 4.23 acres  
SITE ZONING: B-2 Interstate Business II  
B-3 Community Commercial Overlay  
(pursuant to Redevelopment Plan)

**CONCEPT IS BASED ON B-2 ZONE:**  
Warehousing is a permitted use.  
Min. Lot Area: 1 acre (compliant)  
Min. Frontage: 200' on Twp. St. (non-compliant; pre-existing)  
Max. Bldg. Cover: 30% (compliant)  
Min. Front Yard: 40' (compliant)  
Min. Side Yard: 25' (compliant)  
Min. Rear Yard: 50' (compliant)  
Max. Bldg. Height: 35' (to comply)  
Max. Imp. Cover: 65% (compliant)  
Max. Clearing: 70% (to comply)  
Min. Vegetated: 35% (to comply)  
Min. Buffer: 50' to common bdry. w/res. structure (waiver may be required to allow parking)

\*This concept is based on preliminary desktop research. A formal plan of survey and topography and site investigation must be conducted prior to more intense design efforts to confirm development potential.

## Property Features

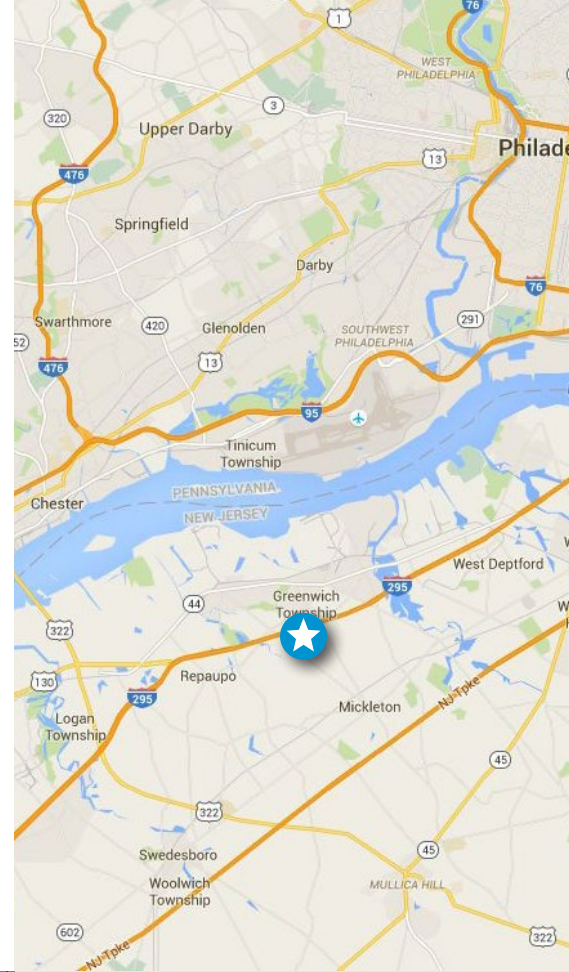
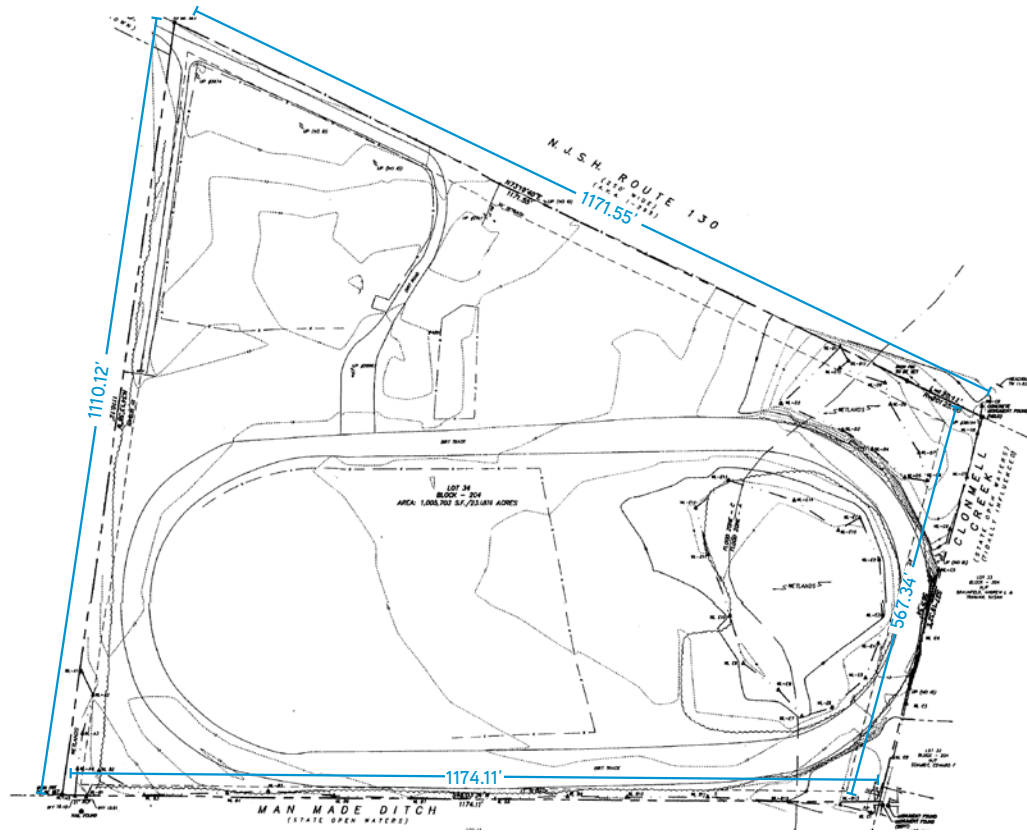
- › Approximately 24 acres of land
- › Located in the redevelopment zone of East Greenwich Township
- › Zoning - Enterprise Business II Zone (B-2) with B-3 Community Commercial Overlay
- › Public water provided by East Greenwich Township Water Department
- › Private sewer - public system connection located approximately 6,000' south of the site at Harmony Road and Country Way Drive - cost estimates at request
- › Located off Exit 17 of I-295
- › Approximately 20 minutes to Philadelphia and 30 minutes to Delaware

## Contact

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# SITE PLAN



## Contact

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