



America's Premier Self Storage Brokers



# Self Storage of Pemberton Development Site Pemberton Pointville Rd. Pemberton, NJ 08068

Listing Broker:

**Linda Cinelli, CCIM**

**Sean Bortel**

**LC Realty**

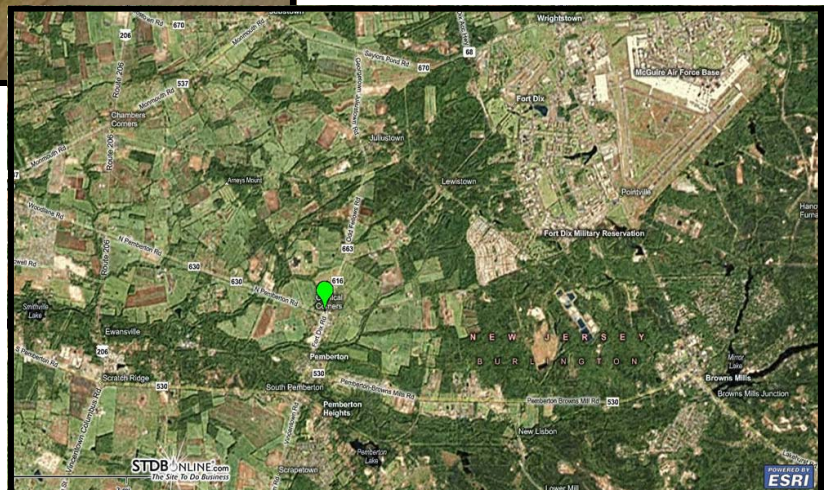
Phone: 908-722-5661

Email: [Linda@LCRealtyUSA.com](mailto:Linda@LCRealtyUSA.com)

[Sean@LCRealtyUSA.com](mailto:Sean@LCRealtyUSA.com)

- Bank controlled development site.
- Property delivered with full approvals for a total of 80,000 SF. Bank will provide construction financing, permanent financing and/or will joint venture. \*Acquisition financing is also available to qualified buyers
- Bank will complete approval for three, two-story buildings; two +/- 20,604 SF and one +/- 39,168 SF. Bank is willing to consider alternative layouts or even proposals for the site
- Someone may want to modify this to include a smaller storage facility along with a retail pad
- Property is located in Burlington County near Fort Dix & McGuire Air Force Base (6+/- miles from site location)

SALIENT DATA	
Price :	<b>\$975,000</b>
Rentable Square Feet:	TBB 60,000
Total Square Feet:	TBB 80,000
Total Land Area:	5 acres (approx)



This information has been obtained from third parties and Argus cannot guarantee the accuracy or completeness of the information. It is the obligation of the parties of a potential transaction to perform such due diligence as is deemed necessary to determine the accuracy and completeness of the information herein, including reviewing the full property presentation available from the Listing Broker.