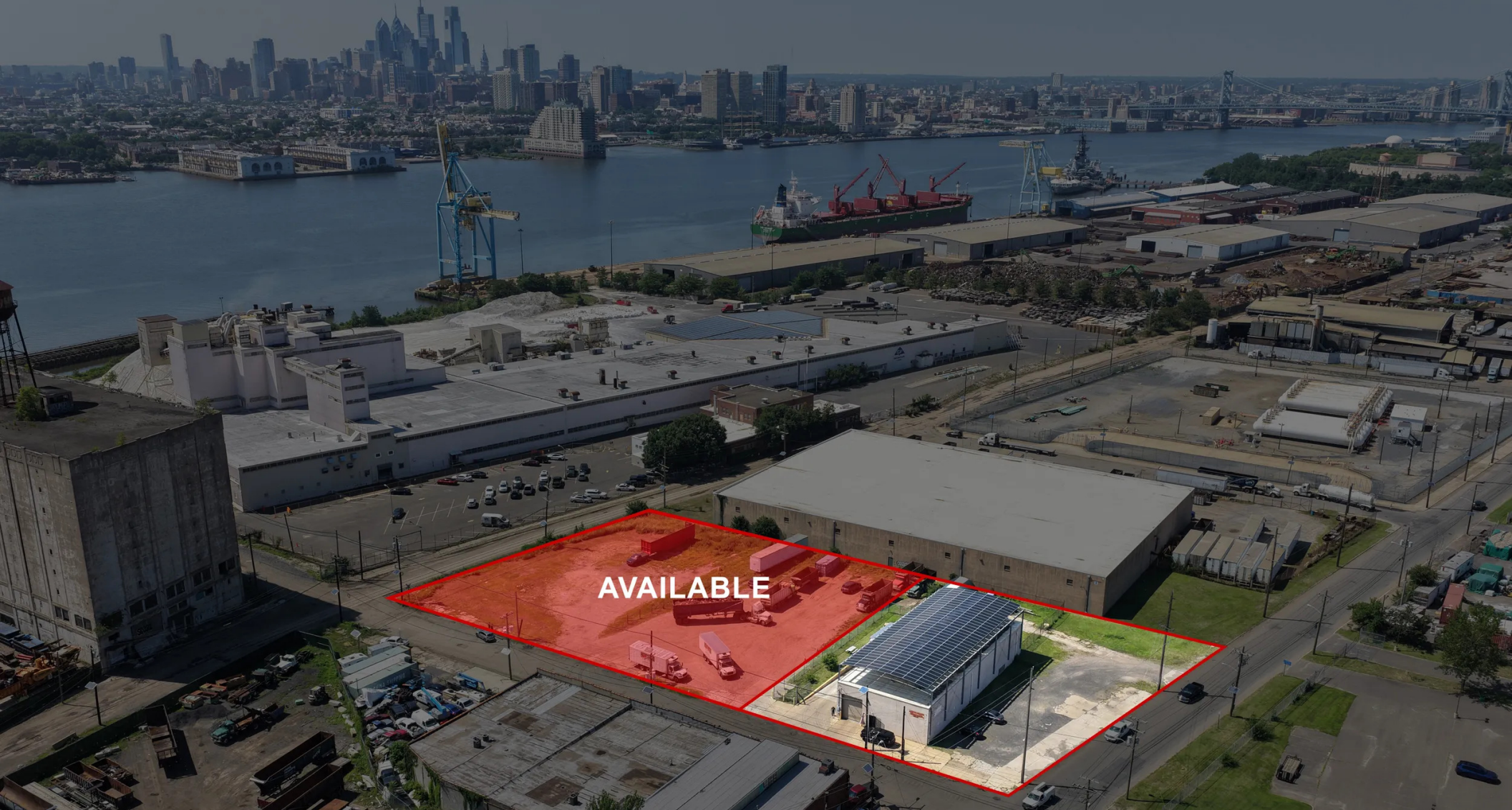




INDUSTRIAL LAND FOR SALE & LEASE

1.00 +/- Acre

135 Kaighns Avenue

Camden, NJ 08103



PROPERTY DETAILS

PROPERTY HIGHLIGHTS

- **Land Size:** 1.00 +/- Acre
- **Block/Lot:** 250/1
- **Zoning:** PRI - Port Related Industrial (City of Camden)
- **Topography:** Generally Level
- **Gas & Electric Service:** PSE&G
- **Water & Sewer:** City of Camden Water
- **Estimated 2026 Taxes:** TBD (\$9,984.40 for Entire Parcel)
- **Frontage:** 260 FT to Kaighns Avenue, 200 FT to Front Street
- **Location:** Located within Camden's Central Waterfront District, this industrial land is positioned in a heavy industrial park within minutes to multiple Port of Camden Terminals, interstate highways, and bridges into Philadelphia. Employees and guests can visit the site via the 452 NJ Transit Bus or PATCO Line.



PRI ZONED AREA REGULATIONS/BULK STANDARDS

REQUIREMENTS

NONRESIDENTIAL

Minimum Lot Area (SF)	40,000
Minimum Lot Width (Feet)	200
Maximum Height	5 Stories / 75 Feet
Minimum Depth of Front Yard (Feet)	25
Minimum Aggregate Width of Side Yards (Feet)	50
Minimum Width of Each Side Yard (Feet)	20
Minimum Depth of Rear Yard (Feet)	30
Maximum Lot Building Coverage	90%
Maximum Lot Impervious Coverage	100%

INCENTIVES

FEDERAL QUALIFIED OPPORTUNITY ZONE

- Sits inside a federally designated Opportunity Zone and is good through 2028. Congress made the Opportunity Zone program permanent in 2025, so investors can still defer capital gains tax, get a 10% basis step up after holding for 5 years, and avoid tax entirely on gains if they hold for 10 years or more.

Opportunity Zones | HUD.gov / U.S. Department of Housing and Urban Development (HUD)

CAMDEN'S 5-YEAR TAX ABATEMENT PROGRAM

- New construction or improvements to commercial or industrial buildings anywhere in Camden can qualify for a 5-year property tax exemption or abatement (a PILOT), once City Council signs off.

Article III: Five-Year Exemption and Abatement Programs for Commercial and Industrial Properties - City of Camden, NJ

CAMDEN REDEVELOPMENT AGENCY CITY PLANS

Camden Redevelopment Agency - Neighborhood Plans

FOREIGN TRADE ZONE 142 ELIGIBILITY

- Camden County falls inside the service area for FTZ 142, run by South Jersey Port Corporation right here in Camden. A qualifying tenant or buyer could apply for FTZ status at this site, which would let them defer or reduce duties on imported goods stored or processed here. Worth noting, this means the site is eligible to apply for FTZ status, not that it's already an active FTZ site today.

Zone Details - FTZ

NJ URBAN ENTERPRISE ZONE

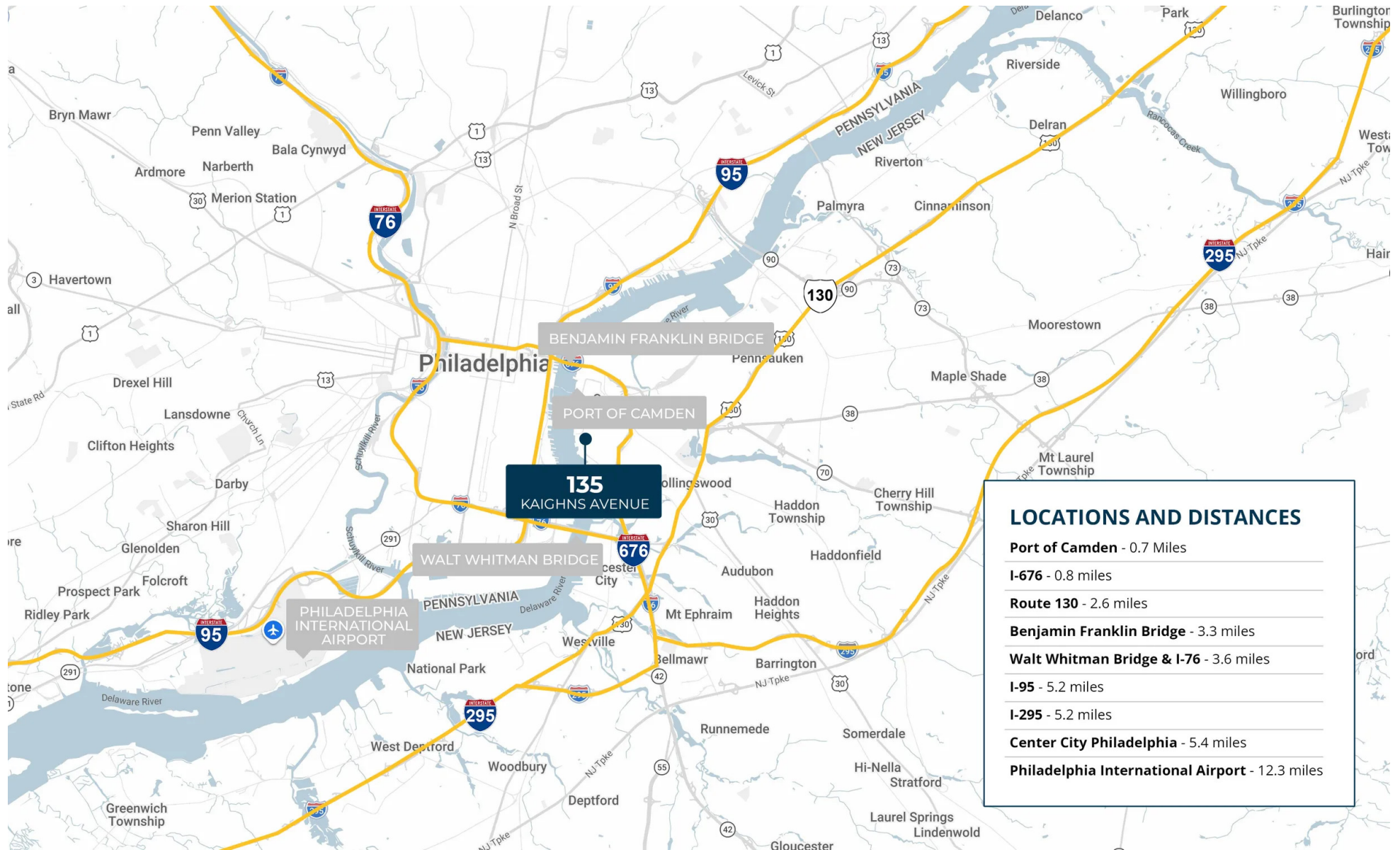
- Camden is an active NJ Urban Enterprise Zone. Businesses that are certified pay half the normal NJ sales tax rate on qualifying purchases, get a sales tax exemption on capital equipment and facility upgrades, and can tap into UEZ loan and grant funds. The Camden UEZ covers most of the city.

UEZ – The City of Camden

ADDITIONAL PHOTOS



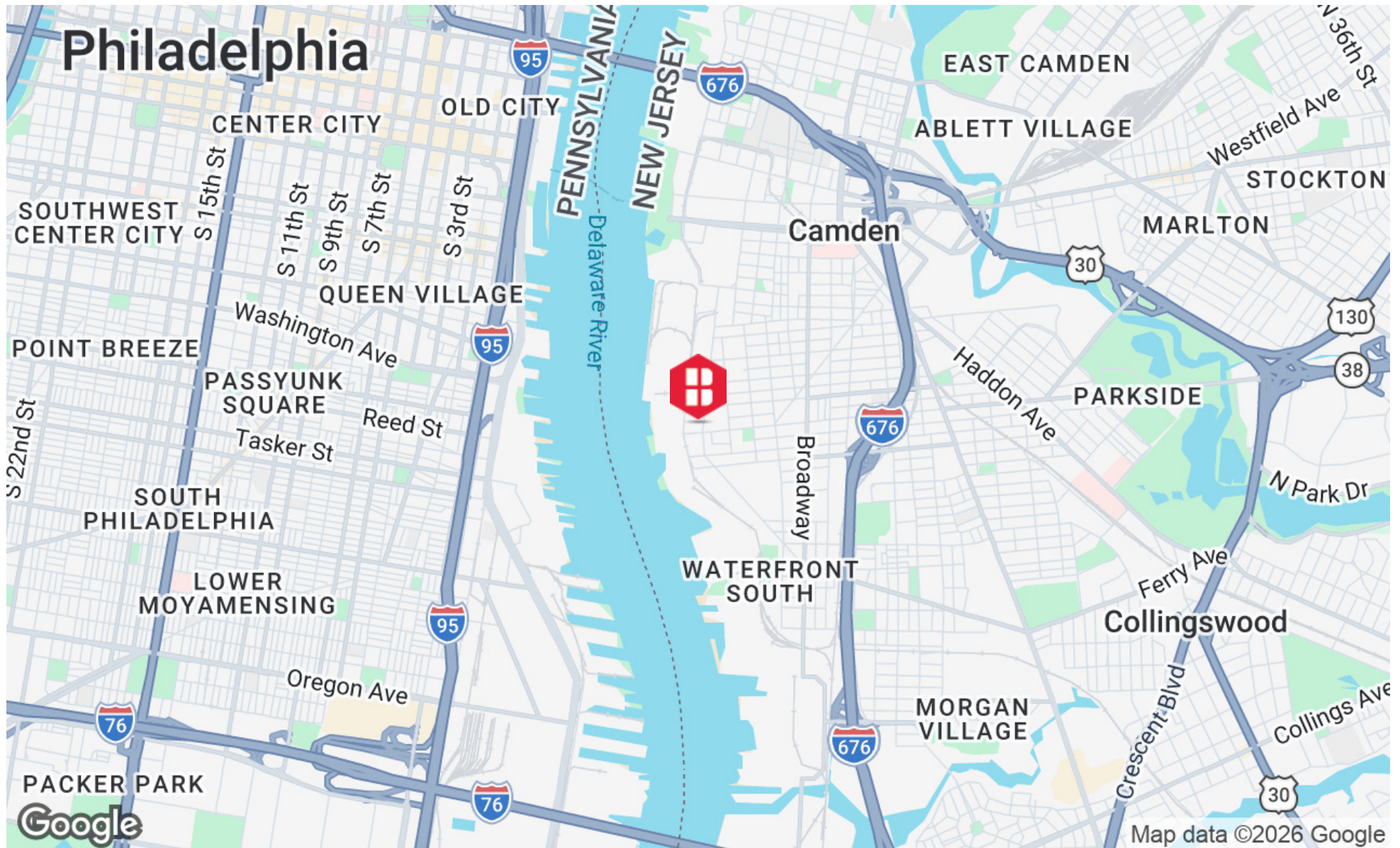
DISTANCES



NEIGHBORING BUSINESSES



LOCATION MAP



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