

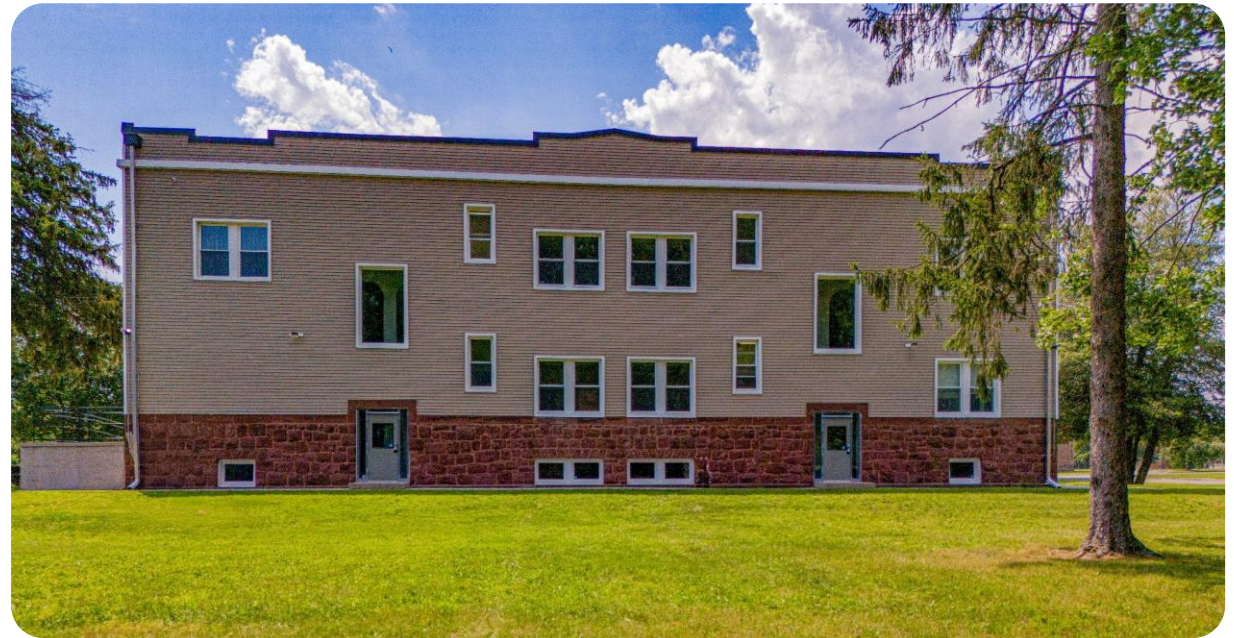
**1835 E LANDIS AVE,
VINELAND, NJ 08361**

B6 PROPERTY LEASE BROCHURE

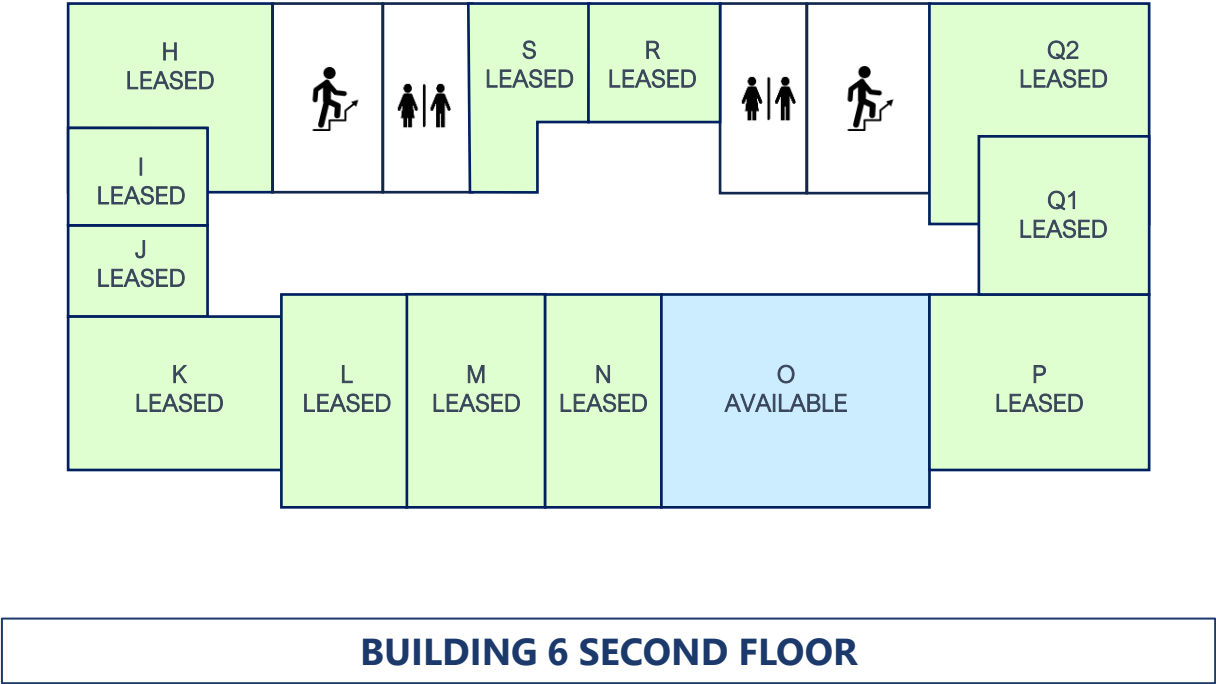
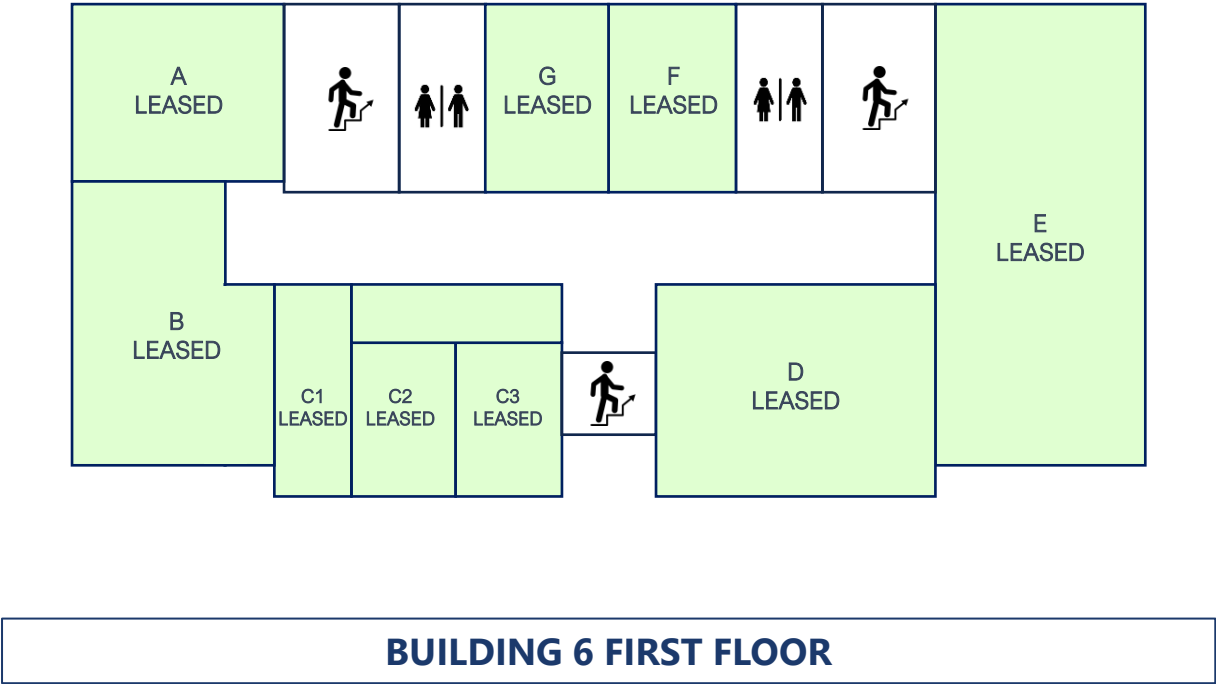
BUILDING 6 PROPOSAL

- **UNITS RANGING FROM 135 UP TO 600 SQUARE FEET**
- **SMALLER UNITS AVAILABLE AT \$1,260 / MONTH GROSS RENT**
- **TERM: TBD**
- **AVAILABLE FOR MOVE IN: TODAY**
- **AMENITIES & CONSIDERATIONS:**
 - I. Landlord will assist in setting up tenant on Google maps for marketing purposes. Tenant will have their own mailing address and mailbox. Landlord can send pictures of post card received in mail for Google maps verification.
 - II. Signage on exterior of unit and directory available upon request.
 - III. All new Floors, new LED lights, and new paint.





AVAILABILITY FLOOR PLAN



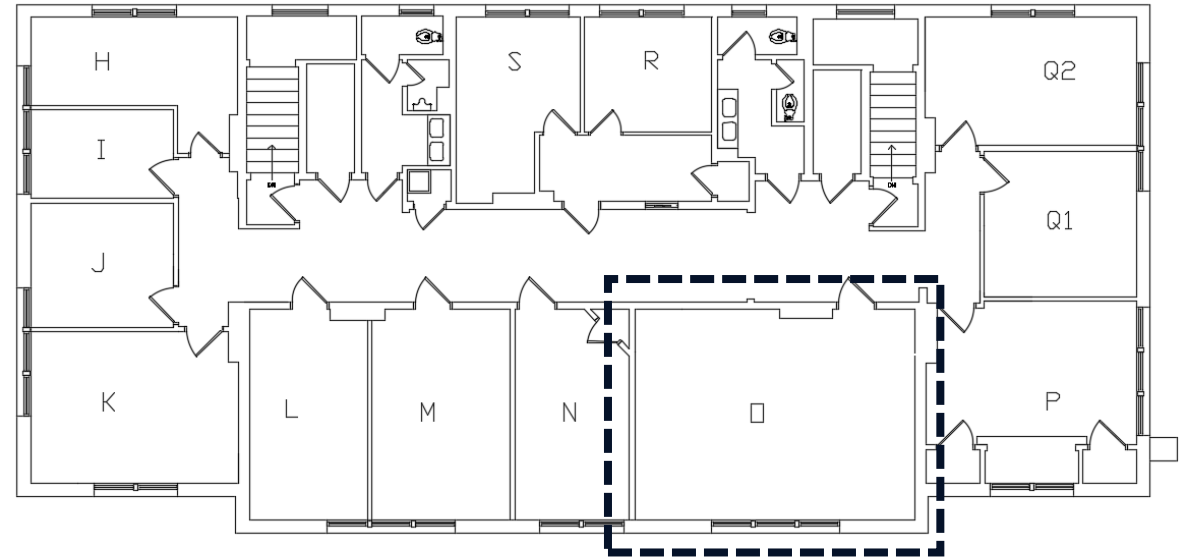
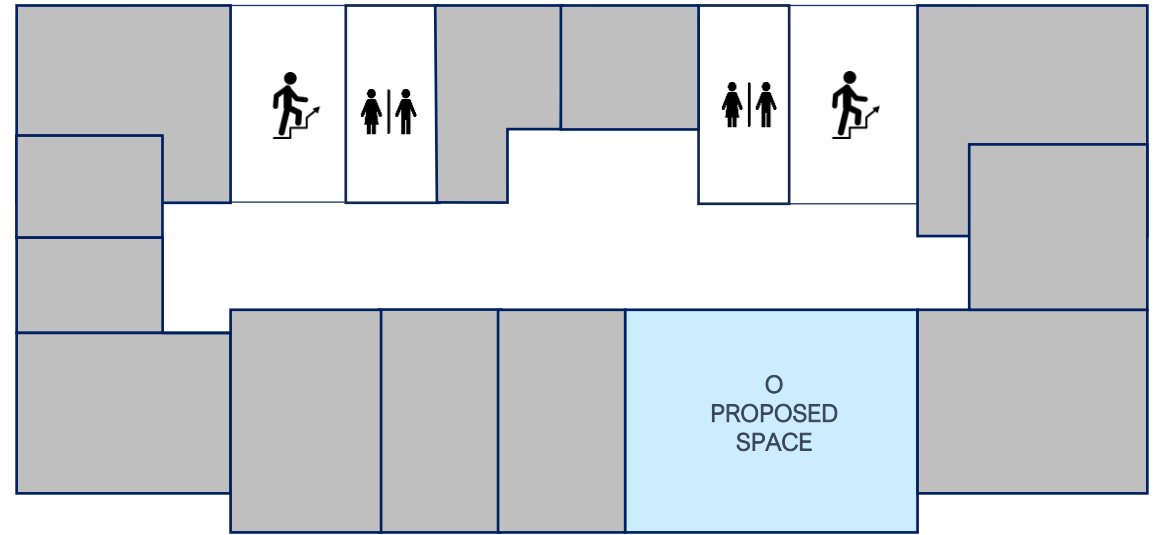
- Available
- Leased

BUILDING 6 - SPACE O

- Fully Renovated Office



ACTUAL PHOTO OF SPACE O



1835 E Landis Ave, Vineland, NJ 08361

Building 6 – Neighbor Layout

7

B6
Parking
Area

6

5

CONNOLLY
DERMATOLOGY

archway
programs
CELEBRATING 55 YEARS
STRONG 1965-2020
an affiliate of Veeva

Devereux
ADVANCED BEHAVIORAL HEALTH

OCEANFIRST
BANK

PharMerica

Wawa

Main Rd

Landis Ave

500 HOME-DEVELOPMENT SURROUNDING BUILDING 7.

BUILDING

6

S MAIN

ROBERTS BOULEVARD

S SPRING ROAD

E CHESTNUT AVENUE

EXISTING FEATURES LEGEND:

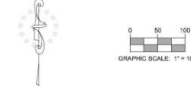
- 1 EXISTING BUILDING TO REMAIN
EXISTING OFFICE AREAS-USE BUILDINGS TO REMAIN. EXISTING ROADS/PEDESTRIAN WAYS TO BE INTEGRATED WITH PROPOSED COMMUNITY.
- 2 EXISTING MAXHAM MANSION
EXISTING BUILDING TO BE MAINTAINED
SHRUBS TO BE MAINTAINED
- 3 EXISTING TREES WOODED AREAS
EXISTING TREES TO BE MAINTAINED BY A CERTIFIED ARBORIST. EXISTING TREES TO REMAIN WHERE PRACTICAL. DISEASED OR DEAD TREES TO BE REMOVED AND REPLACED IN SUITABLE LOCATIONS ON SITE.
- 4 EXISTING CEMETERY
LANDSCAPE MAINTENANCE TO BE PROVIDED TO CEMETERY AND TO BE INCORPORATED AS VISUAL FEATURE WITHIN COMMON OPEN SPACE AREA.
- 5 EXISTING MEMORIAL PARK
LANDSCAPE MAINTENANCE TO BE PROVIDED AROUND MEMORIAL STRUCTURE. BENCH SEATING AND ADDITIONAL ORNAMENTAL LANDSCAPE TO BE PROVIDED TO ENCOURAGE MORE PEDESTRIAN ACTIVITY AND ACT AS COMMUNITY GATEWAY TO DOWNTOWN AREA.

PROPOSED SITE PLAN LEGEND:

- 6 SINGLE FAMILY HOME (18 HOMES)
80' X 82' 2 STORY MANSION WITH 1000 SQ FT
2 CAR FRONT ENTRY GARAGE
80' X 170' LOTS (15,000 SQ FT)
- 7 SINGLE FAMILY ACTIVE ADULT HOME (150 HOMES)
40' X 80' 1-1.5 STORY ACTIVE ADULT HOMES
2 CAR FRONT ENTRY GARAGE
60' X 120' LOTS (7,200 SQ FT)
- 8 TOWNHOME (155 TOWNHOMES)
20' X 40' 2 STORY ATTACHED TOWNHOMES
1 CAR FRONT ENTRY GARAGE
KHOVARIAN PLAN DATED 12-13-2014
- 9 APARTMENT (150 HOMES)
170' X 20' 2 STORY APARTMENT BUILDING (180 DOA)
100 GARDEN STYLE APARTMENTS PER BUILDING
ONE TWO BEDROOM UNITS WITH ONE AND TWO CAR GARAGE UNITS
- 10 RETAIL
2,500 SQ FT RETAIL WITH DRIVE THRU

PROPOSED COMMUNITY FEATURES LEGEND:

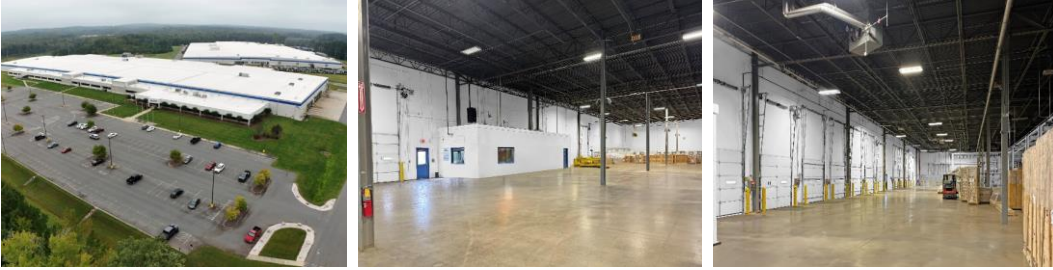
- 11 COMMUNITY TRAIL SYSTEM
PROPOSED 4.8 FT HIGH 1.5 SURFACE TRAIL SYSTEM TO PROMOTE PEDESTRIAN ACCESS THROUGHOUT AND AROUND SITE. INTEGRATE EXISTING AND PROPOSED SIDEWALK NETWORKS TO THE TRAIL SYSTEM.
- 12 POCKET PARKS
SCENERIC OPEN SPACES TYPICALLY CONSISTING OF MULTIPURPOSE LAWNS ORNAMENTAL LANDSCAPE AND PLAY AREAS.
- 13 COMMON PARK SPACE
LARGER CENTRAL OPEN SPACE TYPICALLY COMMUNITES TOGETHER VISUALLY WITH TREE SAVED AREAS AND WALKWAY NETWORK.
- 14 CLUBHOUSE AMENITY AREAS
22,000 SQ FT CLUBHOUSE, OTHER AMENITIES AS SUITABLE TO RESIDENTS. MAY INCLUDE BUT NOT LIMITED TO POOL, BOCCIE, PICKLEBALL AND EVENT LAWN.
- 15 TOT LOT
ADA ACCESSIBLE PLAYGROUND AREA WITH BENCHES AND PICNIC AREA.
- 16 STORMWATER BMP
NATURALIZED STORMWATER AREAS PLANTED WITH NATIVE LANDSCAPE. FURTHER SOILS TESTING REQUIRED TO DETERMINE MOST SUITABLE LOCATIONS AND SOILS.
- 17 PROPOSED LANDSCAPE
NATIVE LANDSCAPE MATERIALS TO BE PLANTED TO ENHANCE STREETSCAPE, VIEWS OR AS VISUAL BUFFERS. PROPOSED PLANTINGS TO COORDINATE WITH EXISTING TREES TO REMAIN.
- 18 COMMUNITY WAYFINDING SIGNAGE
MASTER WAYFINDING SIGNAGE PLAN TO PROVIDE THOUGHTFUL, ORGANIZED PLANNED WAYFINDING AND IDENTITY FOR EACH COMMUNITY AS WELL AS OVERALL MASTERPLAN AND COMMON SPACES.
- 19 MAIL KIOSK & SITE FURNISHINGS
MASTER SITE FURNISHING GUIDE TO CREATE CONSISTENT STREETSCAPE, LIGHTING, BENCHES, PICNIC AREAS AND MAIL KIOSKS.



CASE STUDIES

JABIL INDUSTRIAL FACILITY

BEFORE



AFTER



GAF CHARLOTTE DISTRIBUTION CENTER

BEFORE



AFTER



We Take Business Personally.

Preferred Investments is a family-owned private investment company and family office with a 33-year legacy spanning real estate, technologies, and energy. We create enduring value the way few groups still do, through strategic acquisitions, transformative redevelopment, and genuinely hands-on management.

Everything happens under one roof. Finance, construction, leasing, development, and property management are all in-house, so there are no handoffs and no waiting on a third party to make a decision. Because we invest our own capital, we have both the authority to act and the flexibility to move fast, when we shake hands on a deal, we have the structure to close it.

What sets us apart isn't the buildings. It's the personal involvement behind every one of them. We take the time to understand how each tenant's business actually operates, and we design and execute the specific build-out that fits, not generic space.

The Track Record:

- 33-year legacy of value creation
- 20,000+ acres controlled
- 13+ million SF of commercial real estate redeveloped
- Experience across every asset class, industrial, office, retail, multifamily, and adaptive reuse
- Private capital with a full in-house finance, construction, and leasing team