

**Artist Rendering**

Property Overview

Cannabeta Realty has been retained exclusively to market for sale or lease the industrial land at 2203-2205 Wallace Blvd in Cinnaminson, NJ. The site represents a rare opportunity for a cannabis business with municipal license and zoning pre-approval for cannabis cultivation and manufacturing in the southern NJ/Philly Metro region.

For More Information, Please Contact:

**Devon Binns**

President of Real Estate

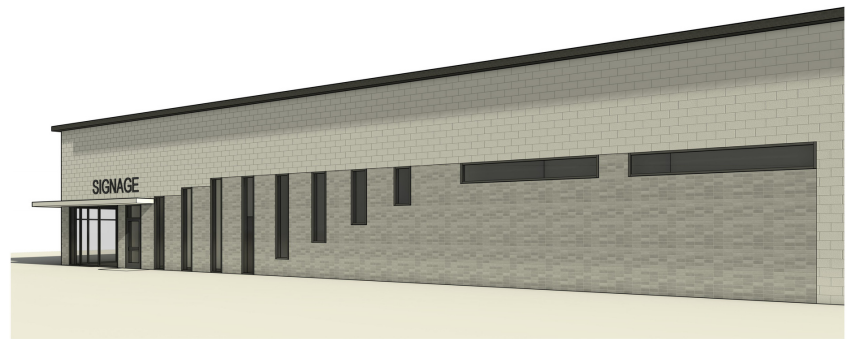
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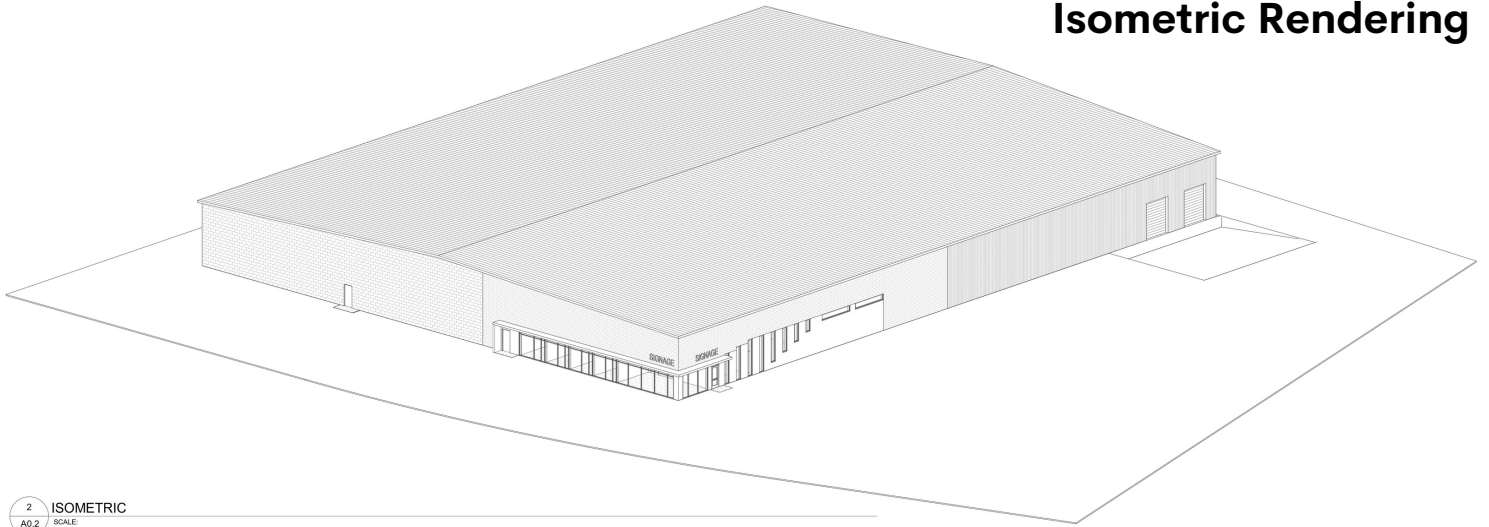
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Property Details

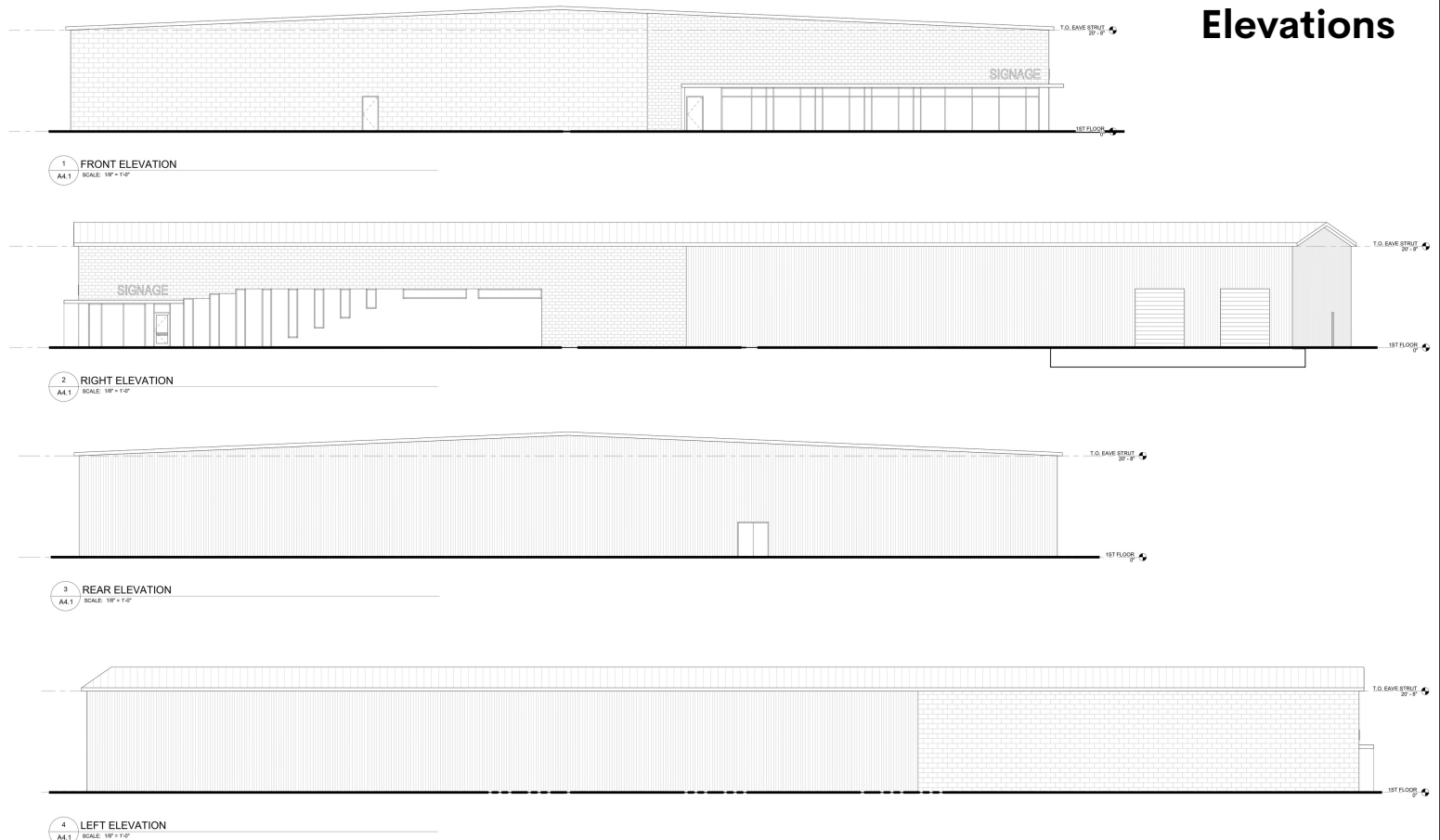
- 🍃 51,285 SF Facility Designed by Urban Grow on a 2.47 Acre Property.
- 🍃 79 Parking Spaces
- 🍃 Site Delivered with Local Building Approvals for Cannabis Cultivation/ Manufacturing
- 🍃 Block and Lot Specified in Local Zoning Code for Cannabis Cultivation/ Manufacturing
- 🍃 Electric and Sewer Agreements in Place
- 🍃 Can be Delivered with 2203-2205 Wallace Blvd, Located Across the Street
- 🍃 Ownership Open to Proposals Including Land Sale, Ground Lease, and Build to Suit for Rental or Sale

Isometric Rendering



2 ISOMETRIC
A0.2 SCALE:

Elevations





Location Details

- 🍃 Designated Impact Zone
- 🍃 Graded Sites with Phase 2 and Surveys Complete, No Remediation Necessary
- 🍃 Not in Wetlands or Flood Zone
- 🍃 Located in a Highly Accessible Industrial Zone
- 🍃 300,000 + Population Within 5 Miles (Philly Metro Area)

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