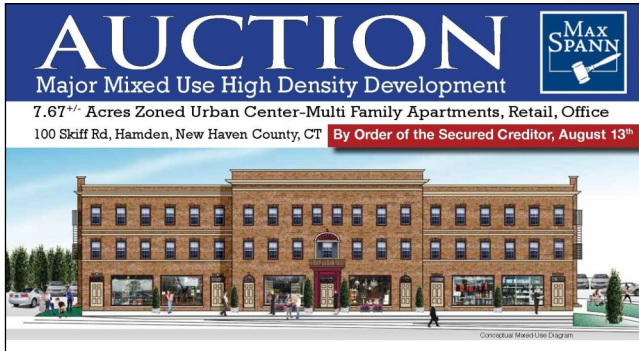


MAX SPANN CASE STUDIES



“BROWNFIELD” REDEVELOPMENT SITE NEW HAVEN, CT AREA

A former factory site, this property presented an especially complex challenge. Marketed to developers who specialize in environmentally tainted sites, it was purchased by a regional developer and is currently being remediated for a mixed use development.



54,000 SQ. FT. SHOPPING CENTER CHERRY HILL, NJ

Very prominently located along the Route 70 corridor, this vacant center had ongoing ground water contamination problem. In need of redevelopment, it drew national attention from a diversity of purchasers including major national end user retailers and others. The ultimate purchaser was a medical office developer who has since constructed over a 100,000 square feet of office at the location.

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MAJOR FORMER FABRICATION PLANT PHILADELPHIA, PA

A former Budd Company metal fabrication plant, this site is massive in scale comprising 29 acres and over 1.8 million square feet in northern Philadelphia. Long sitting idle and complicated with major environmental cleanup issues, it was successfully marketed by our Firm in a sealed bid auction as a redevelopment site. The “as is”, expedited sale garnered our client over \$6.5mm and was purchased by a major developer based in NYC.



1.89 ACRE DEVELOPMENT SITE PATERSON, NJ

This former Leader Dye Site was sold on behalf of the City of Paterson. It consisted of 1.89 acres with frontage on three sides and all public utilities on-site. The R/C 3 high medium density mixed-use zoning allows for various uses including retail, office, and single and multi-family residential. Despite an environmental lien of over \$1 million, it was actively bid on relating in a final sales price of \$8.37mm.

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WATERFRONT DEVELOPMENT SITE BORDENTOWN, NJ

A 72 acre development site. The site plan was formerly approved for the development of 157 townhome units, 176 market-rate apartment units, and a mixed-use commercial building consisting of 9,750 square feet of retail below 18 affordable apartment units. This was a former industrial plant with open environmental questions.



1.4 ACRE INDUSTRIAL SITE ELMWOOD PARK, PASSAIC COUNTY, NJ

This 1.4 acre industrial site was designated by the NJDEP as a contaminated site with an affirmative obligation for remediation incumbent on the title owner. Fenced with chain link with prominent signage of the contaminants displayed, it brought active competitive bidding.

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