



Greetings from Mount Olive, New Jersey. The intention of this letter is to introduce your company to the marketing potential in Mount Olive.

Mount Olive is located in the northern suburbs of New Jersey, approximately 40 miles west of New York City and 25 miles east of Pennsylvania. It has immediate east-west access to Interstate 80 (exits 26 and 25) and US Highway 46 and NJ State Highway 206, one of two major north-south arteries in the western portion of northern New Jersey. These prime coordinates provide the gateway to Sussex County to the north, Warren County to the west as well as Hunterdon and Somerset Counties to the south.

Located in Morris County, consistently among the top ranked counties to locate to in the United States, Mount Olive possesses strong household demographics with a highly educated work force and very highly acclaimed educational system. A community focal point is the 284-acre Turkey Brook Park Complex, a premier sports and recreational facility containing a host of amenities and community programming. Consisting of a population in excess of 29,000 with nearly 1000 additional housing units under construction or in the advanced planning stage, there is substantial advantage to be gained when locating with us here. Morris County is home to numerous Fortune 500 companies and the preeminent center of the pharmaceutical industry.

Some demographics include:

- Township Size: 31.079 square miles
- Population: 29,253
- Households: 10,549
- Median Age: 38 years old
- Household Income: \$86,990
- Median Housing Price: \$354,300
- Average Residential Property Tax: \$9,875

Corporate partners who have chosen to locate here include Siemens Healthineers, Benjamin-Moore paints research & development and paint farm aging center, Fed-Ex, UPS, Fratelli-Beretta Foods, Seiko, and BASF Plastics division to name a few. Others, perhaps not household names but leaders at

the top of their respective industries, are Givaudan Fragrance division, Robertet Fragrances, and Tronex International. Amazon recently opened a 134,000 square foot last mile distribution center. Fratelli-Beretta has a second facility under construction and a third before the local planning board.

Two currently vacant facilities expected to be repurposed are the former Toys-R-Us 1.5 million square foot distribution center and the 1 million square foot former BASF US Headquarters.

In retail Mount Olive is home to the International Trade Center South (ITC South), a 373,612 square foot power destination retail center along with numerous neighborhood centers. ITC South tenants include Walmart, Lowes, Old Navy, Bed Bath & Beyond, Michaels, PetSmart and numerous restaurants.

We invite you to visit and browse our township website www.mountolivetwpnj.org including the Economic Development tab under Government → Committees. You might view our brochure and video tour under the About tab for further details. Our EDC instituted an aggressive Shop Local campaign in support of our local businesses during the pandemic. We also possess a very active Mount Olive Area Chamber of Commerce (MOACC) www.mountolivechambernj.com, one of the largest and most active non-regional chambers in New Jersey.

We hope you will consider partnering with us as MOUNT OLIVE IS OPEN FOR BUSINESS. Please do not hesitate to contact us for further details of our community. We look forward to discussing your potential here in Mount Olive.

Mount Olive Economic Development Committee

Jeff Stadelman

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