

Sale Price: \$349,000

Building Size: 12,000+ sq. ft.

Lot Size: 2.17 acres

Zoning: Commercial

Key Facts:

- Two Multi-purpose Buildings
- Fenced lot with two gates
- Ample storage/secured parking
- Room for expansion
- Access to major roadways
- Located in the Urban Enterprise Zone
- Real Estate Taxes (2014): \$7,890

## Eagle Commercial Real Estate

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## Industrial Property For Sale

## 570 Broadlawn Terrace, Vineland, NJ



Take advantage of the additional space that is available for the owner/user looking to expand their current operation or the startup business looking for the ability to grow. This site contains two buildings totaling 12,000+SF of warehouse/office space which are situated on a fenced lot with two entrance gates offering plenty of secured parking and storage. The main masonry building has 10,000+-SF of warehouse and contains approximately 800 SF of office space. A second metal building has 2,000 SF which is ideal to utilize for excess storage. Site improvements include a newer roof and paved parking lot and an adjacent lot is included in the purchase bringing the total acreage to 2.17 acres allowing for future expansion. This central location at the corner of Broadlawn and Hendee is in the heart of the City of Vineland providing access to major roadways. Located in the Urban Enterprise Zone (UEZ) this property may qualify for Local, County and State economic development programs.



All information has been obtained from sources we believe to be reliable; however we make no guarantees about its accuracy. We include all projections, assumptions and estimates for example only and they may not represent future performance. Property availability is subject to changes in price, terms, prior sale or lease without notice. Prospective buyers should consult their tax and legal advisors to conduct their own investigation of the property and transactions. Only a fully executed contract detailing all agreed upon terms shall be binding upon parties to transactions.