



# Warehouse/Distribution Facility For Sale

270 N Delsea Dr, Vineland, NJ

Sale Price: \$650,000

Total Building Size: 31,131 SF

Office: 1,524 SF

Dry Storage Warehouse: 26,546 SF

Walk-in Coolers: 1,621 SF

Walk-in Freezer: 2,500 SF

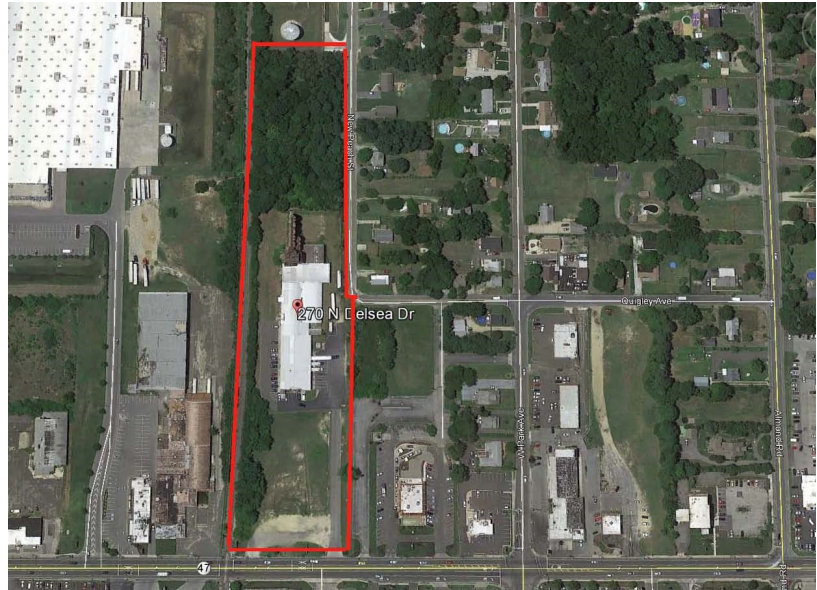
Lot Size: 6.8 acres

Zoning: Commercial B-4

Taxes (2016): \$17,246

#### Key Facts:

- Ideal for Food Storage/Distribution
- Office with AC/Heat
- Enclosed Shipping Area of 2,970 SF
- Warehouse Clear Span - 10' 5" - 15'
- Six Tailgate Loading Docks with levelers
- Parking for 24 Vehicles
- Close accessibility to Rt 55 & 40



Available for Immediate Sale - 31,131 SF Warehouse/Distribution facility situated on 6.8 acres. The site which is centrally located in Vineland's B-4 Zone is ideal for food storage/distribution. The industrial building features 1,524 SF of office space, 26,546 SF of dry storage warehouse, walk-in coolers totaling 1,621 SF and one 2,500 SF walk-in freezer. Warehouse offers 10.5' to 15' clear span, an enclosed shipping area of 2,970 SF with six tailgate loading docks with load levelers. Building amenities include heat/ac in office areas, a break room with security alarm, two restrooms and parking for twenty-four vehicles. Location provides accessibility to major highways Rt. 55 & 40 allowing transportation routes along the southern New Jersey corridor and Delaware Valley region.

## Eagle Commercial Real Estate

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