

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

Eagle Commercial Real Estate

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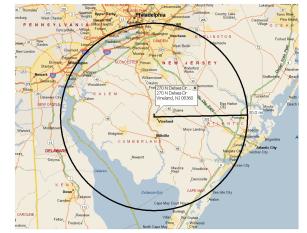
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Warehouse/Distribution Facility For Sale

270 N Delsea Dr, Vineland, NJ



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.



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.