



# Industrial Warehouse

## For Sale or Lease

1740 E Oak Rd, Vineland, NJ

Sale Price: \$1,695,000

Lease Rate: \$9.00 SF Per Year, NNN

Building Sizes: 31,400+-SF  
Office/Showroom: 7,400 SF  
Warehouse: 24,000 SF

Lot Size: 3.1 Acres

Zoning: B-3 Commercial

Taxes (2015): \$31,216

### Key Facts:

- Multi-purpose facility offers layout flexibility
- Ideal for manufacturing/rebuild, cold storage warehousing or packaging environment
- Multiple office, reception area, conference rooms and kitchen space
- Warehouse - 20' ceilings, overhead doors, loading dock with load levelers & ground level loading door
- Heavy duty electric service
- Gas Heat throughout
- Fenced/Gated Yard with Paved Parking
- Located minutes from Rt 55
- Close accessibility to all Major Highways



This modern facility encompassing 31,400+- SF offers a combination of flexible office, showroom and warehouse space to accommodate numerous business operations. Situated on 3+ acres, this centrally located facility offers secured fenced/gated yard with multiple loading docks. The efficient design allows an end user the creativity of expanding or contracting the 7,400 SF Office/Showroom area to fit any application with multiple offices, reception areas, conference rooms & kitchen space. The 24,000 SF Warehouse has 20' ceilings, (2) 10' overhead doors, loading dock with dock levelers and ground level loading door. The Warehouse design can be tailored to allow for open warehouse space or with the addition of non-load bearing walls can be segregated to accommodate a multitude of individual work areas. The entire facility has gas heat throughout, city sewer/water and designed with heavy duty electrical service (800 amp, 480 volt, 3 phase). This site is an ideal facility for manufacturing /rebuild, warehousing, cold storage or packaging environment with ample parking along with outside storage capacity. Located minutes from Rt. 55 and is strategically located in the Northeast Corridor with easy access to Interstate 95, NJ Turnpike and Routes 295, 42, 40 & 47, which offers access to the Camden, Philadelphia and Wilmington ports.

## Eagle Commercial Real Estate

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