

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

## Eagle Commercial Real Estate

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## Industrial Warehouse For Sale or Lease

1740 E Oak Rd, Vineland, NJ



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.



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.