



Office/Retail Showroom/Warehouse For Lease

1560 N Main Rd, Vineland, NJ

Lease Rate: \$9.00 SF per yr., NNN

Building Size: 10,200 sq. ft.

Lot Size: 2.5 Acres

Zoning: Commercial, B-3

Taxes (2016): \$13,266

Key Facts:

- 4,300 SF Office/Retail Showroom
- 5,900 SF Warehouse
- Modern Showroom layout allows for open display & lighting options
- Kitchenette & Conference Room
- 28' Ceiling Heights in Warehouse
- Two Drive-In Loading Doors
- Ample Parking in front and rear
- Block/Steel Construction
- Located In the Urban Enterprise Zone (UEZ)
- Close accessibility to Rt 55 & AC Expressway



Expand or relocate your business to this modern 10,200 SF facility situated in the heart of Cumberland County. This unique facility is located within the B-3 Zoning allowing for a broad range of applications. The 4,300 SF Office/Retail space offers a modern showroom layout with an open display area with convenient access to the warehouse. The office area consists of 1st & 2nd floor office space (private & open), kitchenette and conference room offering ample space to operate in a comfortable, efficient and spacious business environment.

The 5,900 SF of warehouse space utilization can be maximized due to the 28' ceiling heights allowing for additional racking storage due to the increased capability. The clear span design allows for a multitude of options regarding interior design and layout which is serviced by two drive-in loading doors. The site is serviced by public water, public sewer, natural gas, electric and telephone. This offering is strategically located just minutes from Route 55 and the AC Expressway and is positioned within 30 miles of Atlantic City, Philadelphia and Delaware. Call for additional details concerning rates and terms.

Eagle Commercial Real Estate

26 S. Maple Avenue
Suite 103,
Marlton, NJ 08053

Anthony Pustizzi, Broker
Phone: 856-985-8565
Fax: 856-985-8563
tpustizzi@eaglecommercialre.com

