



Industrial Building for Sale

1996 N. Mill Rd. - Vineland, NJ

Sale Price: \$1,495,000

Building Size: 16,000 sq. ft.

Lot Size: 4.88 acres

Zoning: I-1 Industrial

Real Estate Taxes (2018): \$31,761

Key Facts:

- Constructed 2010
- Outstanding Location With Access to Route 55
- Located in the Heart of the Vineland Industrial Park Area
- 14,800 SF of Manufacturing, Warehouse and loading dock area
- 1,200 SF Office with reception area
- Conference Room and Kitchen space
- Camera System - Interior/Exterior
- (2) Loading Docks w/ Load Levelers
Heavy Duty Electrical Service - 800 Amp,
480 Volt, 3 Phase
- 20' ceiling clearance
- Located within the Urban Enterprise Zone (UEZ)



Like new construction - 16,000 SF Industrial Building situated on 4.88 acres located within the Vineland Industrial Park with easy access to Route 55. The building contains a 1,200 sf office area with reception area, conference room and kitchen space. The 13,900 sf shop has 20' ceilings, (2) 14' overhead doors located on a 900 SF loading dock area equipped with dock levelers. The entire facility is sprinklered, air-conditioned offices, gas heat throughout, interior/exterior camera system, 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 or packaging environment with ample parking and outside storage capacity. The entire site is designed to allow for future building expansion or can be utilized to offer additional facilities.

Outstanding location just off of Rt. 55 with on/off access and is centrally located in one of the states fastest growing regions. 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 ports. Located within the Urban Enterprise Zone (UEZ), this site may offer attractive incentives to qualified buyers.

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

