



# Investment Opportunity/Flex Building

## For Sale

600 G St, Millville, NJ



**Sale Price: \$2,750,000**

**Flex Building Size: 105,377 SF**

**Breakdown: Office: 48,426 SF  
Warehouse: 27,867 SF  
Storage: 9,500 SF**

**Lot Size: 9.07 Acres**

**Zoning: General Industry (I-1)**

**Real Estate Taxes (2021): \$84,364**

#### Key Facts:

- Extensive Renovations/Site Improvements
- 2,000 Amp Electric Service 480V Phase 3
- New Parking - 157 spaces
- 24" Warehouse Ceiling Heights
- Public Water & Sewer
- Just 1 mile to Rt 55 with on/off access
- Location offers easy access to I95, NJ TNPK & Rts 295, 42, 40 & 47 for access to Camden & Philadelphia Ports

This unique Investment Opportunity provides an investor the flexibility to grow the returns for this long established complex. The 105,377 SF flex building which is strategically located in the heart of Millville, Cumberland County, NJ is comprised of approximately 48,426 SF of Office space along with 27,867 SF of rentable Warehouse space and 9,500 SF of Storage space. This compound is ideally situated on a 9+ Acre parcel providing 995' of frontage on G Street with ample parking offering 157 auto/truck parking spaces with plenty of room to expand. The facility which is in the I-1 Zone (General Industry) features extensive renovations/site improvements. Multiple Office Suites are available in various configurations providing an ideal setup for attracting new tenants to add to the tenant base of existing businesses. The warehouse boasts 24' ceiling heights, a perimeter catwalk, 2,000 Amp 480v3 phase electric service and two tailgate/two ground level loading docks. Additional building amenities include signage, public water, public sewer, HVAC, sprinklered basement, partial fencing and on-site wet lab facility. This prime location is just one mile from Rt. 55 and centrally located in one of the state's 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 through local, County and State programs.

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