



# Vineland Flex Space For Sale or Lease

301 W Chestnut Ave Vineland, NJ

Sale Price: \$1,499,000  
Lease Price: \$15.00 SF per yr NNN

Building Size: 15,500 (+/-) sq. ft.

Available Flex Space SF: 8,200 SF  
Available Office: 2,800 SF

Lot Size: 1.34 acres

Zoning: Commercial RB-1

Taxes (2012): \$13,636

#### Key Facts:

- In the heart of the Vineland Business Corridor
- Located in the UEZ Zone & Zoned RB-1 allowing for various uses
- 18 ft. Ceiling Heights
- Investment and/or Owner User
- Ample Parking
- Strategic location with corner lot exposure
- Close accessibility to Rt 55



**Flex Space Investment Opportunity** - 15,500sf free standing building on 1.34 acres in the heart of the Vineland Business Corridor. Currently a portion is leased to a state of art Laundromat with 8,200sf of available Flex Space and 2,800 SF of Office Space providing adequate on-site parking. Building is configured with two flex space units with 18 foot ceiling heights which can be modified to meet tenant needs. Ideal situation for an owner to occupy a portion of the building with tenants to offset operating expenses or an investor looking for a sound investment. Located in an Urban Enterprise Zone and zoned RB-1 business commercial which allows for various uses. High exposure location just 2 miles from Route 55 (Exit 32) centrally located in the heart of the City of Vineland with Millville and Bridgeton just minutes away.

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