Office/Retail Showroom/Warehouse For Sale or Lease

1560 N Main Rd, Vineland, NJ

Sale Price: $585,000

Lease Rate: $11.00 SF per yr, NNN

Building Size: 10,200 sq. ft.

Lot Size: 2.5 Acres

Zoning: Commercial, B-3

Taxes (2014): $14,299

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

Eagle Commercial Real Estate

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Look no further to relocate your business than in this modern 10,200 SF facility situated on two and a half acres in the heart of the Vineland, Cumberland County. This unique offering is comprised of approximately 4,300 SF of office/retail showroom space and 5,900 SF of warehouse space. The modern showroom layout allows for open display & lighting options 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 and spacious business environment.

The warehouse 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 facility is located within the B-3 Zoning allowing for a broad range of applications and is serviced by public water, septic system (public sewer available), natural gas, electric and telephone. Located just minutes from Route 55 and the AC Expressway placing it within 30 miles of Atlantic City, Philadelphia and Delaware.