



FOR SALE | CUMBERLAND COUNTY, NJ

Commercial Flex / Redevelopment Opportunity

1748 S Burlington Rd
Upper Deerfield Township, NJ

ASKING PRICE
\$1,625,000

BUILDING SIZE
±21,000
Square Feet

LOT SIZE
4.58
Acres

ZONING
B2
Commercial

PROPERTY OVERVIEW

This ±21,000 SF freestanding commercial building is situated on 4.58 acres within the B2 Commercial Zone in Upper Deerfield Township, offering a versatile opportunity for owner-users and investors seeking scale, flexibility, and long-term potential.

Originally constructed circa 1930, the property features a large-span open layout ideally suited for warehouse, flex space, contractor use, or adaptive commercial applications. The combination of building scale and parcel size creates a unique opportunity for owner-users or investors seeking functionality, expansion potential, and long-term value.

Although located on S Burlington Road, the property draws strong visibility from the heavily traveled Carlls Corner area, with additional exposure from Route 77 (N Pearl Street) — placing the asset within one of the region’s most active and recognizable commercial intersections.

With its combination of building size, land area, and strategic positioning, this asset presents a compelling opportunity to acquire and transform a well-located commercial property in a growing South Jersey corridor.

AT A GLANCE

SCALE & FLEXIBILITY

Open-span ±21,000 SF building adaptable to warehouse, flex, recreational, or event-based uses.

LAND-TO-BUILDING RATIO

4.58 acres provides meaningful room for expansion, redevelopment, or yard storage.

STRATEGIC VISIBILITY

Influence from Route 77 traffic within the established Carlls Corner commercial hub.

OWNER-USER OR INVESTOR

Suitable for owner-occupancy, lease-up, or repositioning across multiple commercial concepts.



AERIAL VIEW — ±21,000 SF BUILDING



INTERIOR — OPEN-SPAN CONFIGURATION

PROPERTY SPECIFICATIONS

ADDRESS	1748 S Burlington Rd
MUNICIPALITY	Upper Deerfield Twp, NJ
COUNTY	Cumberland
BUILDING	±21,000 SF
LOT SIZE	4.58 Acres (±199,505 SF)
ZONING	B2 Commercial
YEAR BUILT	Circa 1930
CONSTRUCTION	Concrete · Single Story
PARKING	±80+ Spaces
UTILITIES	Well Water · Public Sewer
HEAT	Forced Air Oil
RE TAXES	±\$21,000 / Year

LOCATION



25-MILE & 45-MILE RADIUS — UPPER DEERFIELD TWP, NJ

INVESTMENT HIGHLIGHTS

01

SCALE & FLEXIBILITY

±21,000 SF open-span building adaptable to warehouse, flex, contractor, or recreational uses.

02

LAND-TO-BUILDING RATIO

4.58 acres provides meaningful runway for expansion, yard storage, or future redevelopment.

03

STRATEGIC VISIBILITY

Located within the Carlls Corner commercial hub with influence from Route 77 traffic.

04

ZONING ADVANTAGE

B2 Commercial supports a wide variety of permitted commercial uses and adaptive concepts.

05

OWNER-USER OR INVESTOR

Suitable for owner-occupancy, lease-up strategy, or repositioning by an experienced operator.

06

ADAPTIVE REUSE UPSIDE

Layout supports fitness, recreational, or event-based concepts depending on the user's vision.

LISTING BROKER

Anthony Pustizzi

Broker

PHONE 856.985.8565

EMAIL tpustizzi@eaglecommercialre.com

OFFICE

Eagle Commercial Real Estate

3 Myers Drive, Suite 5

Mullica Hill, NJ 08062

www.eaglecommercialre.com



SCAN FOR
PROPERTY LISTING