



FOR SALE | GLOUCESTER COUNTY, NJ

±25,000 SF Commercial Property on 3.3 Acres

1736 Dutch Mill Road
Franklinville, NJ 08322

ASKING PRICE
\$450,000

BUILDING SIZE
±25,683
Square Feet

LOT SIZE
3.3
Acres

PROPERTY TYPE
Flex
Industrial / Warehouse

PROPERTY OVERVIEW

Versatile commercial property consisting of two buildings totaling approximately 25,683 SF situated on 3.3 acres. The property offers a combination of warehouse, showroom, office, workshop, and storage space suitable for a variety of commercial and industrial users.

The property currently generates rental income and offers potential for additional revenue through the lease-up of space currently utilized for storage. Recent improvements include a new roof on the main building, a new well, and conversion to natural gas service.

Conveniently located minutes from Route 55 and U.S. Route 40 with access to the Philadelphia, South Jersey, Delaware, and Atlantic City markets.

ADDITIONAL OPPORTUNITY

Ownership is transitioning into retirement, and the long-established flooring business operating from the property may also be available for purchase. Buyers interested in acquiring the real estate, business, or both are encouraged to contact Eagle Commercial Real Estate.

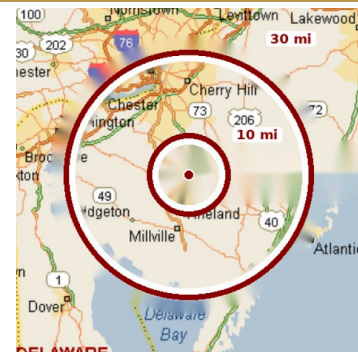
PROPERTY HIGHLIGHTS

- ±25,683 SF in two buildings
- ±3.3-acre site
- Warehouse, showroom, office, workshop & storage
- Loading dock & drive-in door access
- Existing rental income
- Additional lease-up potential
- New roof on main building
- New well installed
- Natural gas service
- Ample outdoor storage & parking
- Minutes from Route 55 & U.S. Route 40
- Suitable for owner-user or investment

PROPERTY SPECIFICATIONS

ADDRESS	1736 Dutch Mill Road
MUNICIPALITY	Franklinville, NJ 08322
COUNTY	Gloucester
BUILDING	±25,683 SF (Two Buildings)
LOT SIZE	±3.3 Acres
PROPERTY TYPE	Flex / Industrial / Warehouse
ACCESS	Loading Dock & Drive-In Door
UTILITIES	Well · Natural Gas
RECENT IMPROVEMENTS	New Roof, Well & Gas Service
HIGHWAY ACCESS	Route 55 & U.S. Route 40

LOCATION



10-MILE & 30-MILE RADIUS — FRANKLINVILLE, NJ

LISTING BROKER

Anthony Pustizzi

Broker

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OFFICE

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SCAN FOR
PROPERTY LISTING