

Sale Price: \$495,000

Lease Price: \$3,900 a month, Modified Gross

Real Estate Taxes (2018): \$14,033

Key Facts:

- 4,000 SF Free Standing Building

- On 1.46 Acres

- Multipurpose Uses Office, Retail, Showroom, Warehouse
- Over 200 feet of Road Frontage on Delsea Dr offers high visibility & exposure
- Minutes from Rt 55 Access
- Ample Paved Parking for customers and/ or company vehicles

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Office/Showroom/Warehouse For Sale or Lease

1062 N Delsea Drive Vineland, NJ



Dramatic Sale/Lease Price Reduction! A perfect location to move an existing or open a new retail/sales business. Take a look at this free standing 4,000 SF Office/ Showroom/Warehouse Building that is ideally situated on 1.46 acres. The building is strategically located on N. Delsea Drive (Rt 47) near the corner of W. Oak Road and just minutes from Rt 55. This building offers a large open showroom area with counters, three private offices, and conference room totaling 2,300sf with an additional 1,700sf of warehouse space. The rear overhead door allows access to the two room warehouse which can be utilized as a work staging area, fabrication or storage. With over 200 feet of road frontage on Rt 47, this building has a centralized location within Cumberland County and high visibility generating tremendous exposure due to high traffic counts. A paved lot provides ample parking for customers and/or company vehicles. On site Residential Rental property included in the sale price offers an income stream with tenant occupancy.



All information has been obtained from sources we believe to be reliable; however we make no guarantees about its accuracy. We include all projections, assumptions and estimates for example only and they may not represent future performance. Property availability is subject to changes in price, terms, prior sale or lease without notice. Prospective buyers should consult their tax and legal advisors to conduct their own investigation of the property and transactions. Only a fully executed contract detailing all agreed upon terms shall be binding upon parties to transactions