



# Industrial Property For Sale

570 Broadlawn Terrace, Vineland, NJ

Sale Price: \$389,000

Building Size: 12,000+ sq. ft.

Lot Size: 2.17 acres

Zoning: Commercial

Real Estate Taxes (2021): \$10,132

#### Key Facts:

- Two Multi-purpose Buildings
- Fenced lot with two gates
- Ample storage/secured parking
- Room for expansion
- Access to major roadways
- Located in the Urban Enterprise Zone



Take advantage of the additional space that is available for the owner/user looking to expand their current operation or the startup business looking for the ability to grow. This site contains two buildings totaling 12,000+SF of warehouse/office space which are situated on a fenced lot with two entrance gates offering plenty of secured parking and storage. The main masonry building has 10,000+-SF of warehouse and contains approximately 800 SF of office space. A second metal building has 2,000 SF which is ideal to utilize for excess storage. Site improvements include roof, paved parking lot and an adjacent lot is included in the purchase bringing the total acreage to 2.17 acres allowing for future expansion. This central location at the corner of Broadlawn and Hendee is in the heart of the City of Vineland providing access to major roadways. Located in the Urban Enterprise Zone (UEZ) this property may qualify for Local, County and State economic development programs.

## Eagle Commercial Real Estate

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