

# Available

301 N 4th Street, Vineland, NJ - (Corner 4th & Pear St)

## Size:

- 43,750 SF
- Office and showroom space: 6,173 SF

## Land Area:

- 2.81 Acres

## Zoning:

- Non-conforming industrial use under
- Vineland Center City Redevelopment Plan

## Benefits:

- Located in the Urban Enterprise Zone.
- Convenient to Route 55 and Delsea Drive

## Clear Height:

- 18' - 20'

## Bay Dimension:

- 20' x 30'

## Doors:

- 4 8' x 10' dock-high truck doors
- 1 8' x 9' dock-high truck door
- 1 24' x 10' dock-high truck door

## Sprinkler System:

- Dry

## Power:

- 3 Phase @ 480 Volts with 600 amp capacity

## Other Features:

- Office and showroom space with central HVAC
- 4 restrooms
- Public water, sewer, electric and gas services
- 23 parking spaces
- 25,000 sf fenced-in yard
- Warehouse has gas fired heaters

## Building Description:

Industrial Warehouse facility with retail showroom and office space.

Includes 25,000 sf fenced-in and paved yard area.



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