



Office/Showroom/Warehouse For Sale or Lease

1062 N Delsea Drive Vineland, NJ

Sale Price: \$495,000

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

Real Estate Taxes (2017): \$13,329

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



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.

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