



# Industrial Building for Lease

1759 Gallagher Dr, Unit A, Vineland, NJ



Lease Rate: \$8.00 SF per year, NNN

Building Size: 6,000 SF

Lot Size: 1.25 Acres

Zoning: I-1 Industrial

Real Estate Taxes (2017): \$8,000

## Key Facts:

- Prime location in Vineland Industrial Park
- 500+- SF Office with HVAC
- 5,500+- SF Warehouse with sensor activated automatic lighting
- 600 SF additional Mezzanine storage
- Two 14' X 12' Overhead Doors
- 17' Ceiling Heights
- Fully Sprinklered
- Alarm System & Gas Heat
- Rear Storage with Security Fencing
- Ample Parking
- Strategic location in Northeast corridor provides access to Interstate 95 & NJ Turnpike & access to major Rts 55, 295, 42, 40 & 47

Lease Opportunity Available - 6,000 SF Industrial Building situated on 1.2 acres located within the Vineland Industrial Park offering easy access to Route 55. The building contains two offices with 500 SF+- of office space along with separate men's & women's restrooms. The 5,500 SF+- Warehouse has 17' ceilings, sensor activated automatic warehouse lighting, (2) 14' X 12' overhead doors and a fully fenced rear storage yard. In addition, there is a Mezzanine with stairways offering up to 600SF of storage space which is not included in the facility total square footage. The entire facility is sprinklered, contains an alarm system, air-conditioned offices, gas heat throughout, city sewer/water and designed with heavy duty electrical service (300 amp, 120 volt, 3 phase). This site is an ideal facility for multiple uses including Distribution, Manufacturing, Rebuild or a Packaging environment with ample parking and outside storage capacity.

Outstanding location just 1 ½ miles from Rt. 55 with on/off access and is centrally located in one of the South Jersey's fastest growing regions. Strategically located in the Northeast Corridor with easy access to Interstate 95, NJ Turnpike and Routes 295, 42, 40 & 47 which offers access to the Camden & Philadelphia ports. Located within the Urban Enterprise Zone (UEZ), this site may offer attractive incentives to new tenants. Contact ECRE for lease terms, rates and conditions 856-985-8565.

## Eagle Commercial Real Estate

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