



Colliers

FOR SALE OR LEASE

Class A Warehouse Minutes from the Garden State Parkway

20 Church Road, Rio Grande, New Jersey

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The Opportunity

Built in 2023, this ±20,000 SF Class A industrial warehouse delivers modern functionality in one of Cape May County's most strategic locations. The facility features **24-foot clear heights**, **four dock doors with hydraulic levelers**, **three oversized drive-in doors**, **600 Amp, 480V three-phase power**, and **Town Center (TC) zoning**.

A finished office and reception area, LED lighting throughout, reinforced 6" concrete floors, and a **secure fenced and gated lot** provide an ideal environment for warehouse, distribution, manufacturing, and contractor operations. Conveniently located just five minutes from Garden State Parkway Exit 4B, the property offers exceptional access to Cape May, Wildwood, and Southern New Jersey's coastal markets.



Front Building Elevation



Finished Office & Reception Area



High-Clear Warehouse Space



Dock & Drive-In Loading Area

Property at a Glance



20,000 SF
Available Space



300 SF
Office Space



24'
Ceiling Height

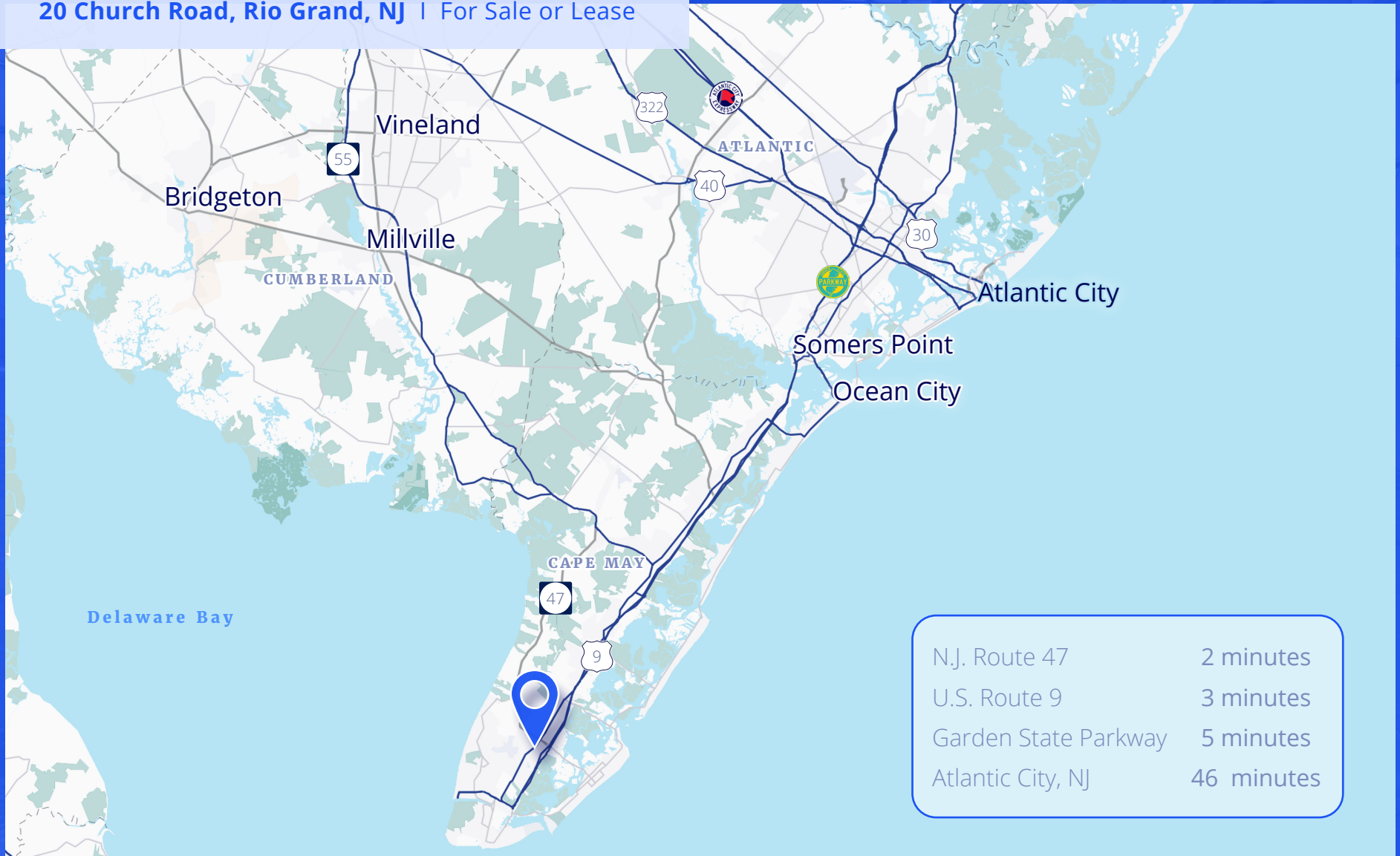


Surface
Parking Available

Strategic Access to Cape May County & the Jersey Shore



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[View online at colliers.com](https://www.colliers.com)

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