

# FROZEN STORAGE WAREHOUSE FOR SALE OR LEASE

59,875 Square Feet on 4.8 Acres  
Vineland, New Jersey  
Immediate Philadelphia Proximity



**FOOD PROPERTIES**  
GROUP



## 198 NORTH ORCHARD ROAD, VINELAND, NEW JERSEY

- Total Building: +/- 59,875 Square Feet (SF)
- Primarily Frozen
- 21'-30' Ceiling
- Primarily Racked
- Blast Cells
- 9 Dock Doors
- +/- 4.8 Acres
- Expandable
- Immediate SR-55, 40 & 47

**Scott Delphey, Founder**  
**Food Properties Group**

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- Freezer
- Blast Freezer
- Ambient Dock / Staging
- Mechanical
- Office

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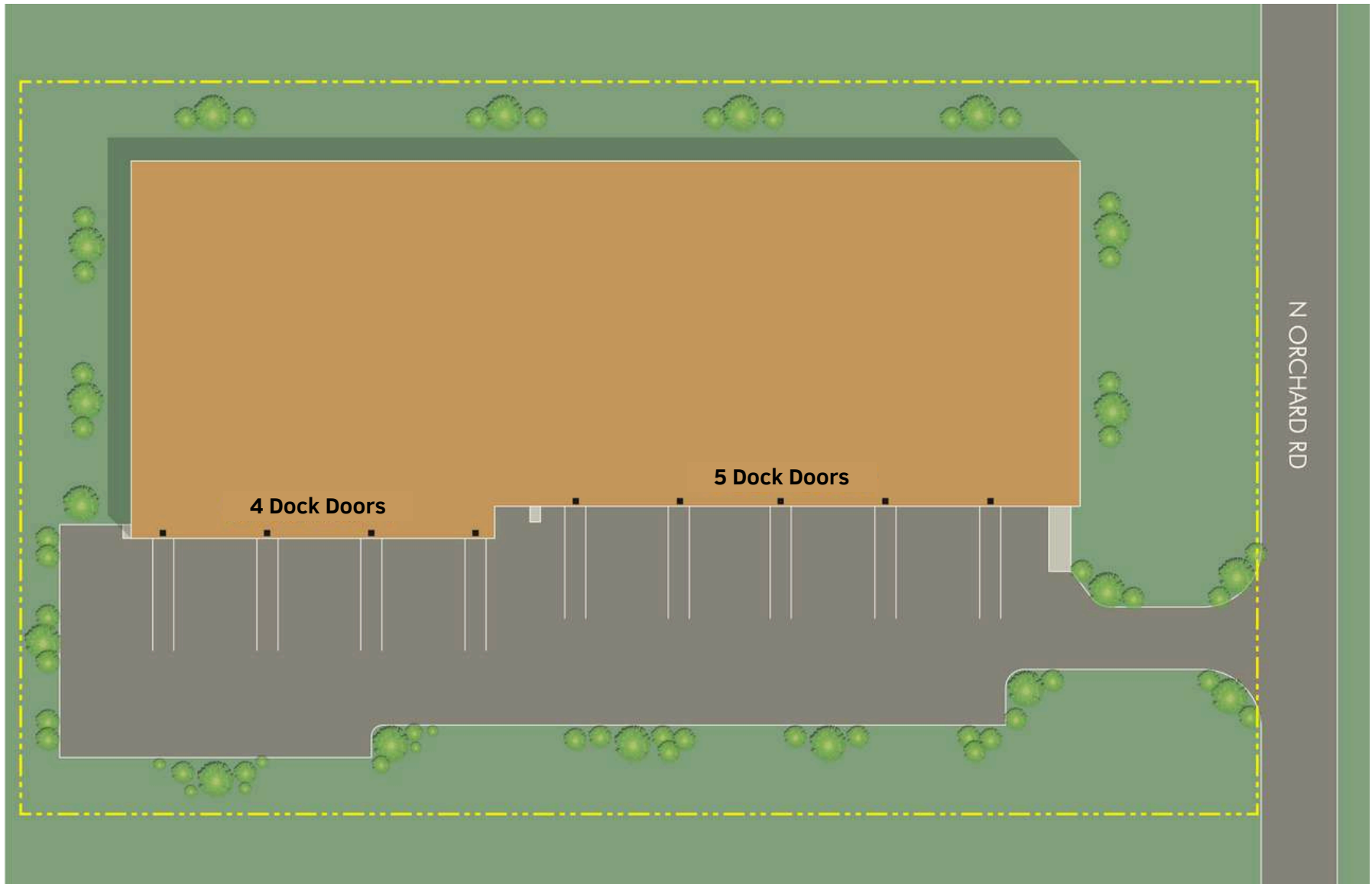
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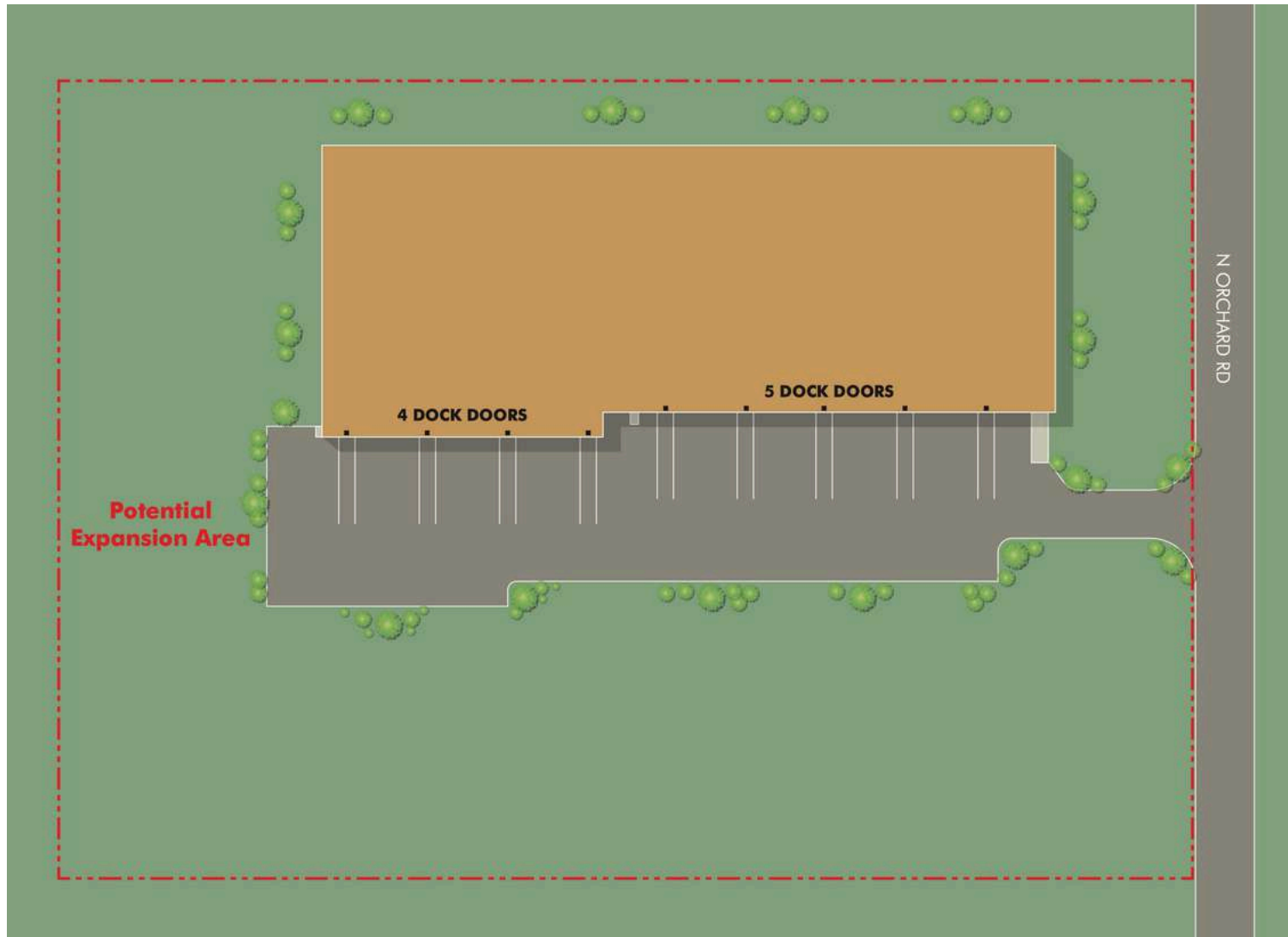
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## POTENTIAL EXPANSION AREA





# FROZEN STORAGE WAREHOUSE FOR SALE OR LEASE

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- Total Building: 59,875 SF
- 7 rooms (4 of which used for blasting)
- All frozen
- 21'-30' ceiling height
- 9 dock doors ~ ambient dock
- Freon 404A refrigeration
- 0° temperature
- +/- 5,400 racked pallet positions as currently configured
- Single office, breakroom, and restroom, respectively
- Forced air underfloor under a portion of the storage areas
- 1970's original construction, with an addition in 1985
- Prior expansion contemplated +/- 40,000 SF
- Immediate SR-55, 40, & 47; Near I-295

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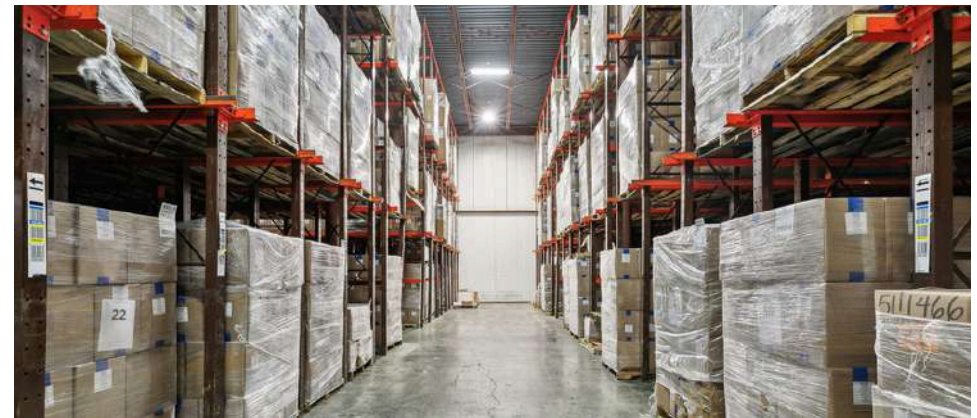
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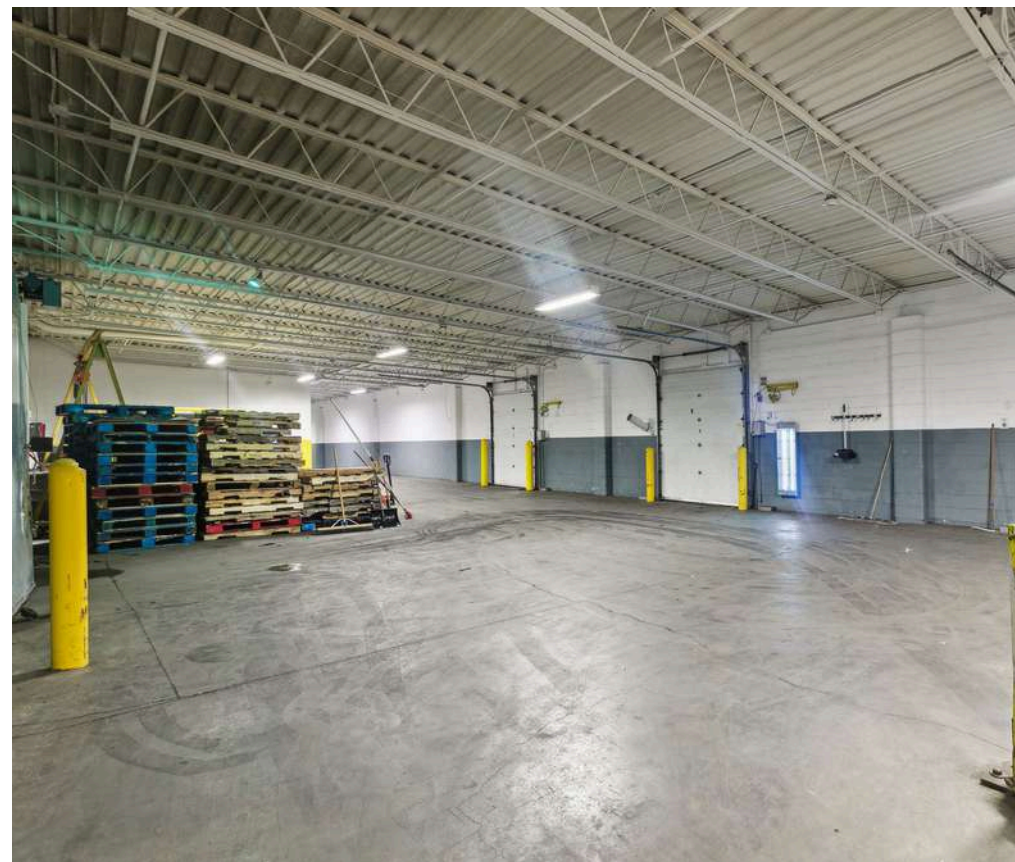
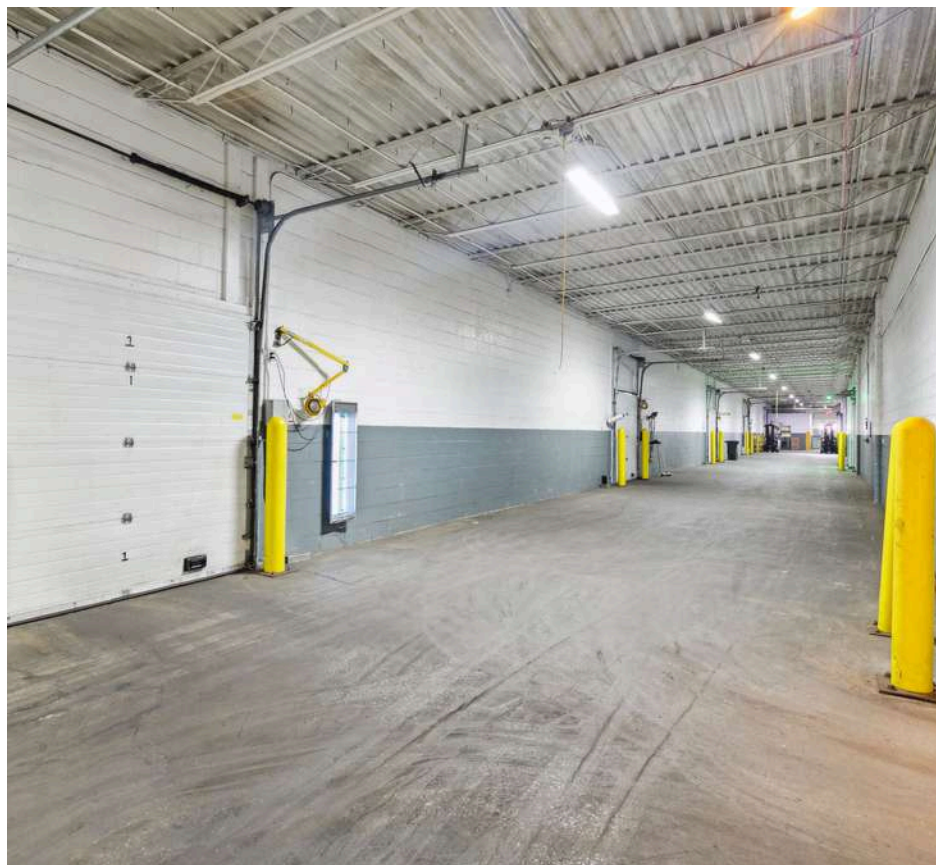


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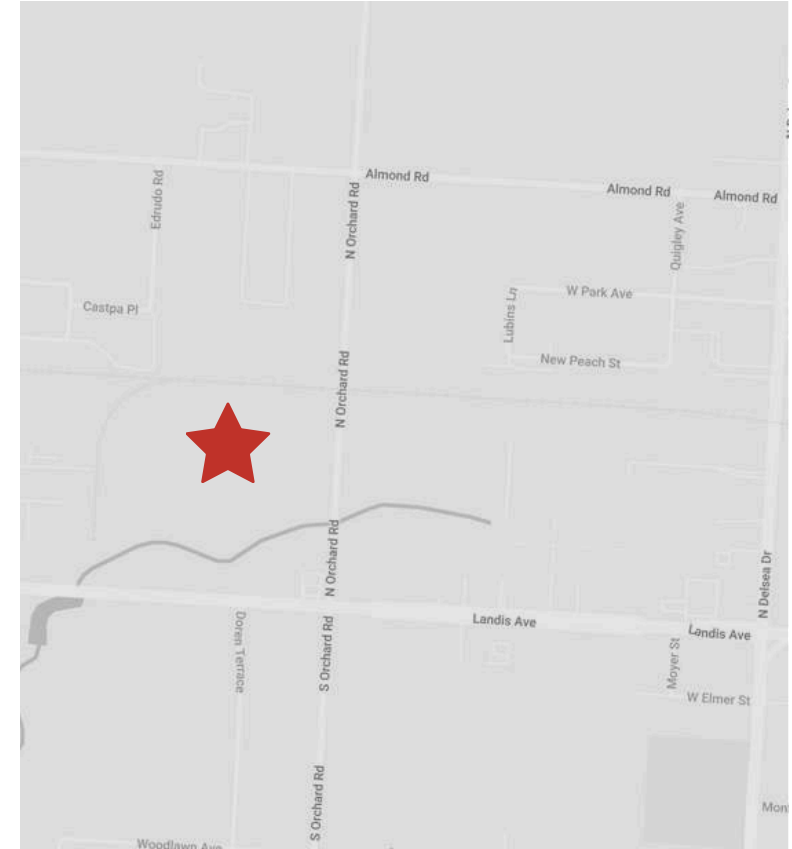


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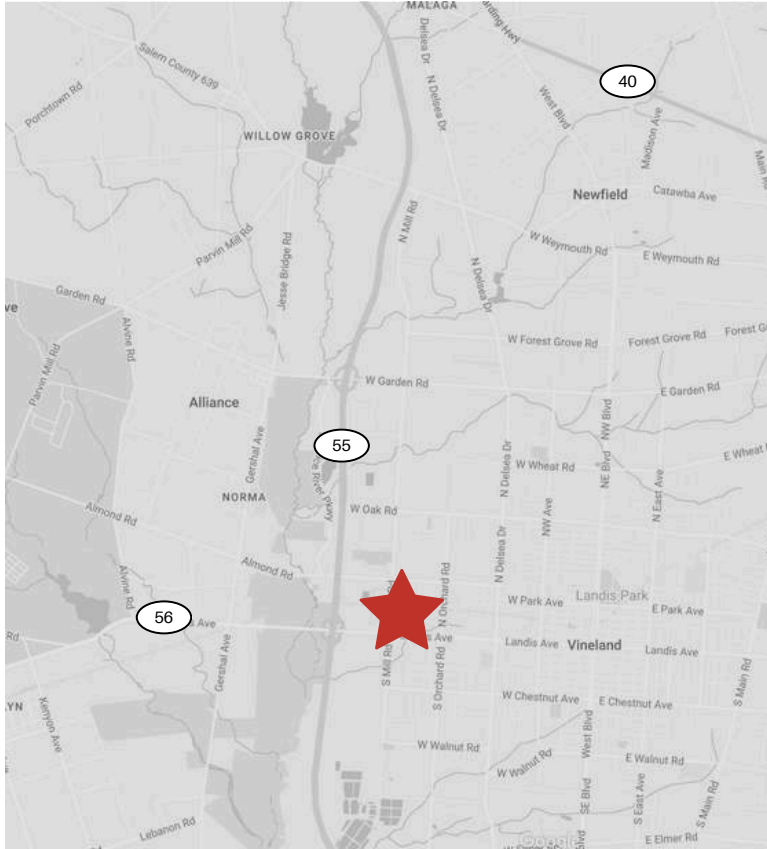
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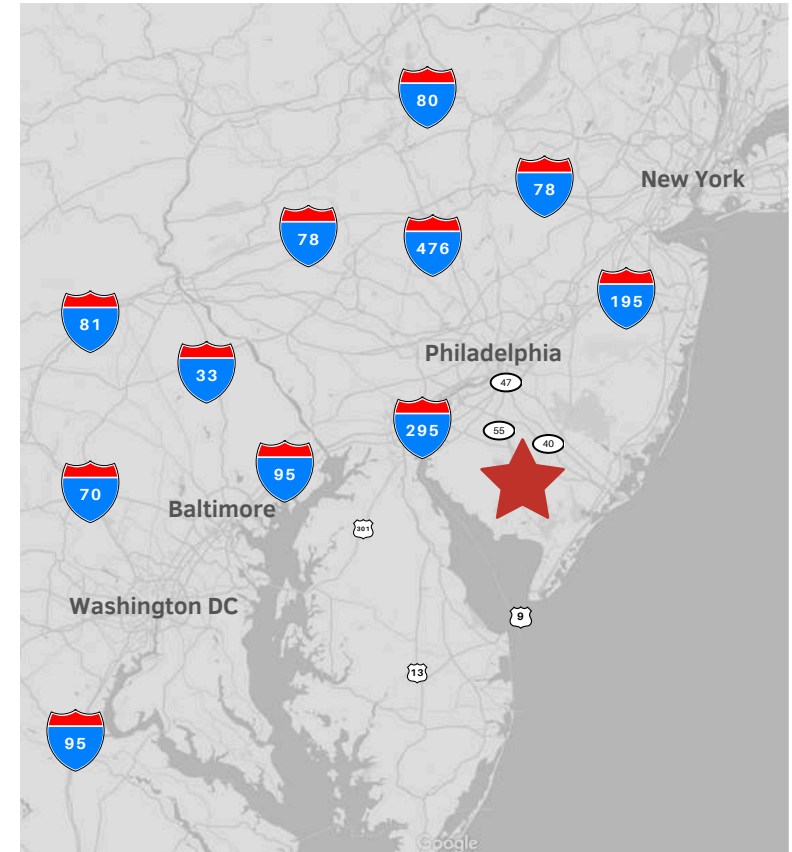
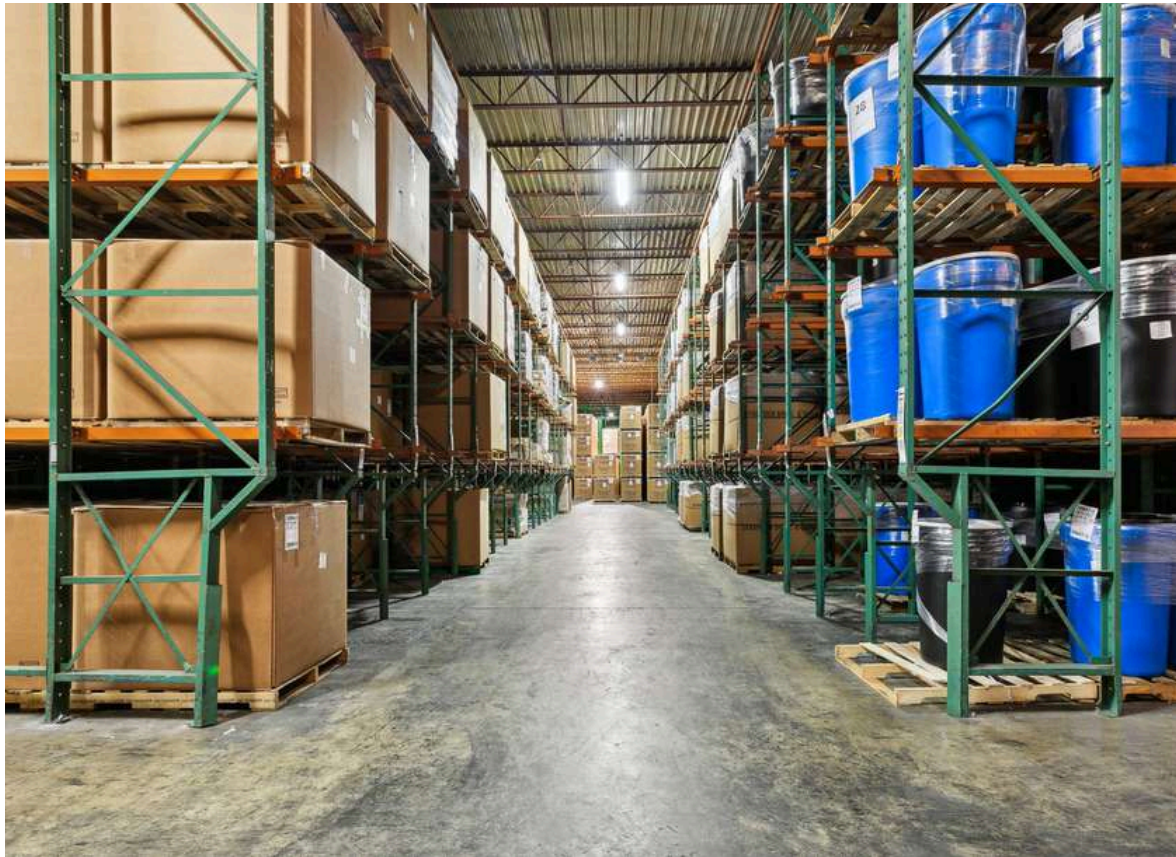
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