



CBRE

100% Air
Conditioned

Adjacent to Millville
Airport

+/- 34,000 SF (DIVISIBLE) INDUSTRIAL SPACE

1600 Malone Street

MILLVILLE, NJ



Property Highlights

Lot Size:

7.68 +/- Acres

Total Building Size:

119,600 +/- SF

Available SF:

+/-34,000 SF (Divisible)

HVAC:

100% Air Conditioned

Office Area:

Build-to-Suit

Ceiling Height:

16' - 21' Clear

Sprinkler System:

100% Wet

Loading:

Four (4) Tailgate Doors (expandable)

Electric:

800 Amp, 480/277 Volt, 3 Phase

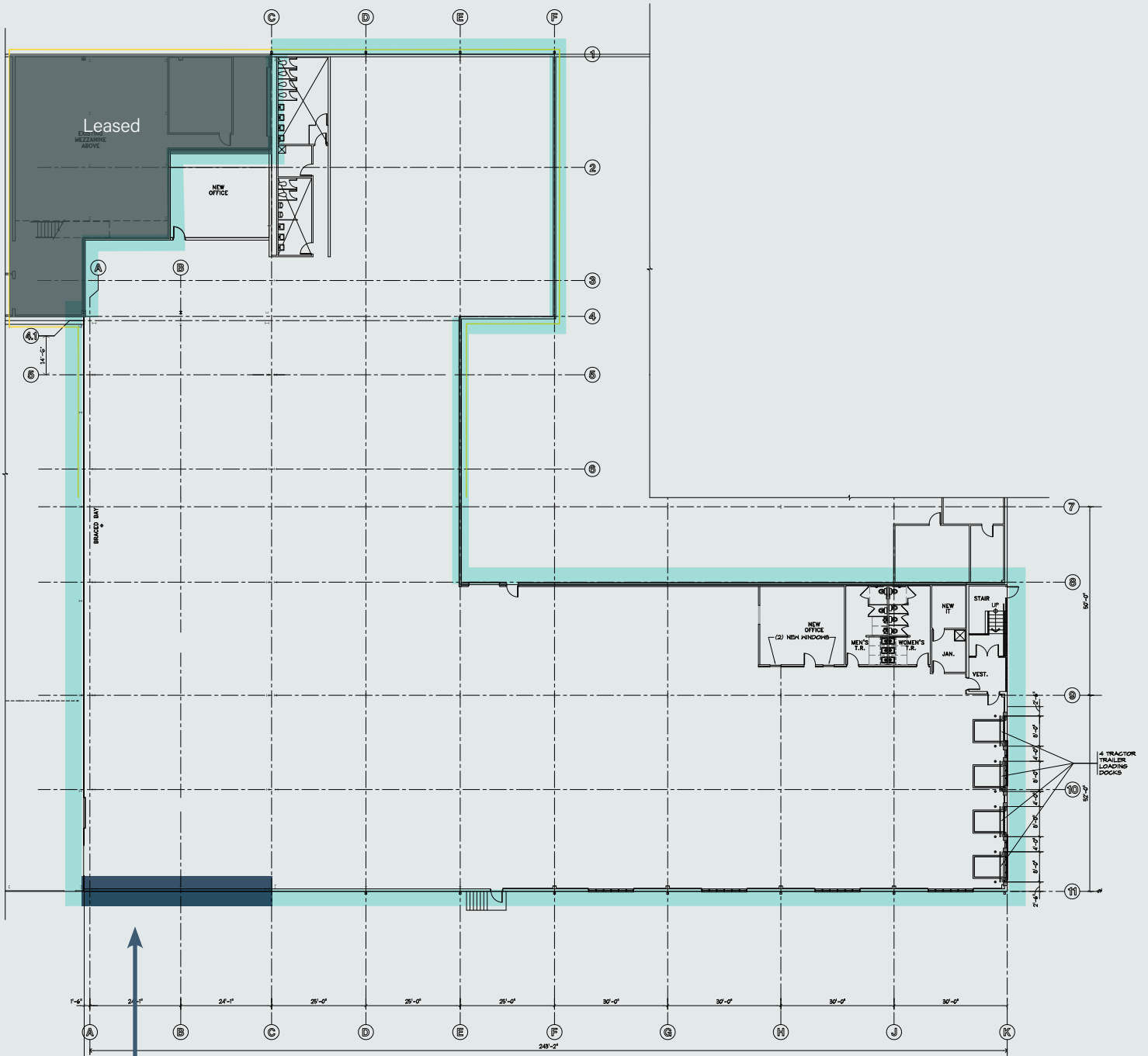
Zoning:

I-3 Airport Industry



**100% AIR CONDITIONED
WAREHOUSE SPACE**

Floor Plan



POTENTIAL TO ADD DOCKS IF NEEDED





Location Highlights

4.5 MILES (11 MINUTES) TO RT. 55

1600 Malone Street in Millville, New Jersey is situated within a well-established industrial corridor in Cumberland County, a region known for its mix of manufacturing, warehousing, and distribution facilities. The location benefits from convenient access to major transportation routes, including Route 55 and nearby connections to Interstate 76 and the New Jersey Turnpike, facilitating efficient regional and interstate logistics. Millville itself is part of the






Vineland–Millville–Bridgeton metropolitan area, providing access to a reliable labor pool and supporting infrastructure. Additionally, the site is positioned within reasonable proximity to the ports of Philadelphia and Camden, enhancing its appeal for operations requiring import/export capabilities. Overall, this location combines strategic access, industrial zoning compatibility, and connectivity that make it well-suited for a variety of industrial and logistics uses.

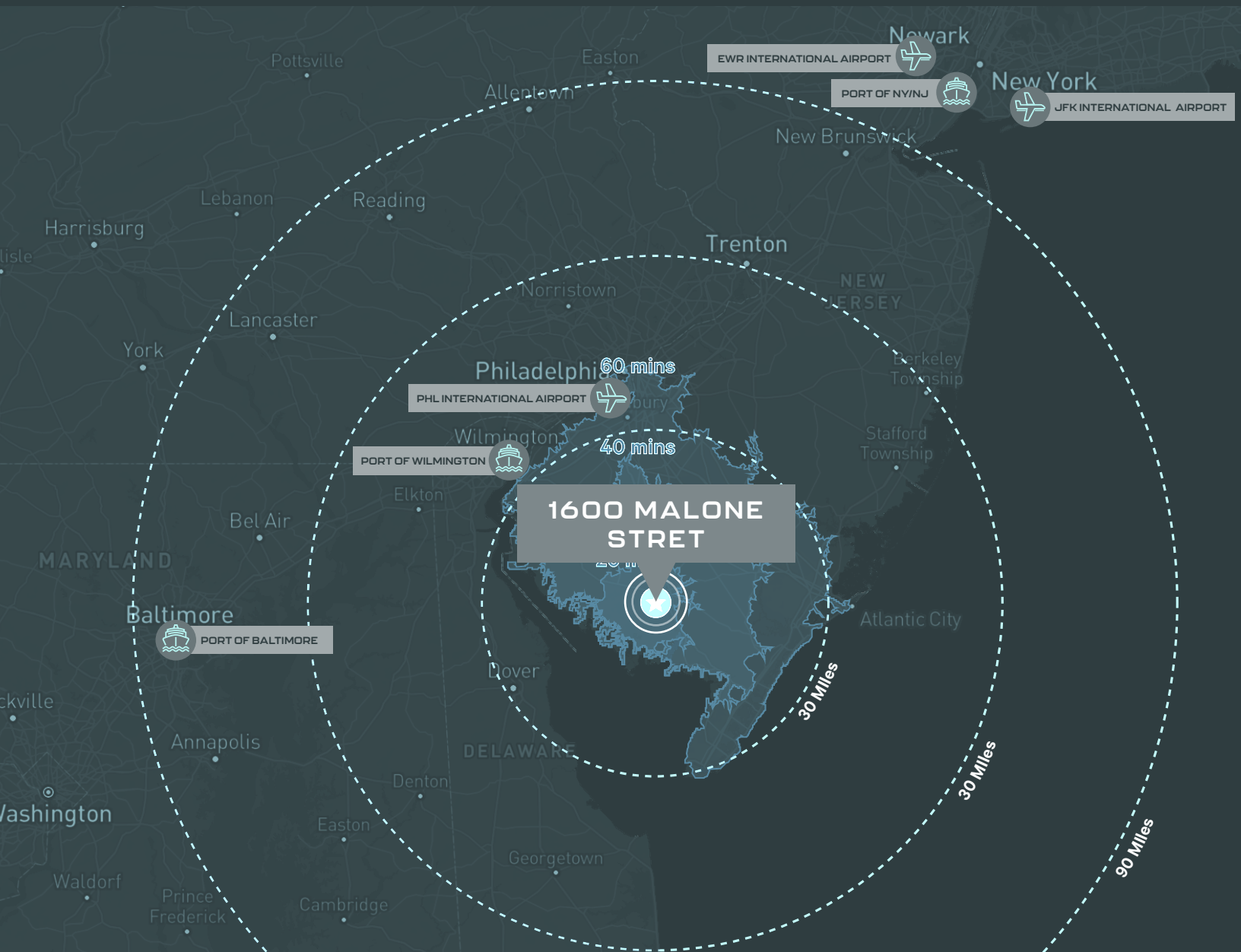


**ADJACENT TO MILLVILLE AIRPORT
& NJ MOTORSPORTS PARK**

Regional Connectivity

LOCATION	DRIVE TIME
Millville Airport	3 MINUTES (< 0.5 MILES)
Port of Wilmington	60 MINUTES (41 MILES)
Philadelphia International Airport	60 MINUTES (52 MILES)
Port of Philadelphia	60 MINUTES (48 MILES)
Newark International Airport	120 MINUTES (119 MILES)
Port of Baltimore	132 MINUTES (113 MILES)
Port of NY/NJ	122 MINUTES (129 MILES)
JFK International Airport	171 MINUTES (144 MILES)

-  3.2 MILES
-  4.7 MILES
-  13.7 MILES
-  36.1 MILES
-  39.8 MILES





+/- 34,000 SF (DIVISIBLE) INDUSTRIAL FOR LEASE

1600 Malone Street

MILLVILLE, NJ

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CBRE

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