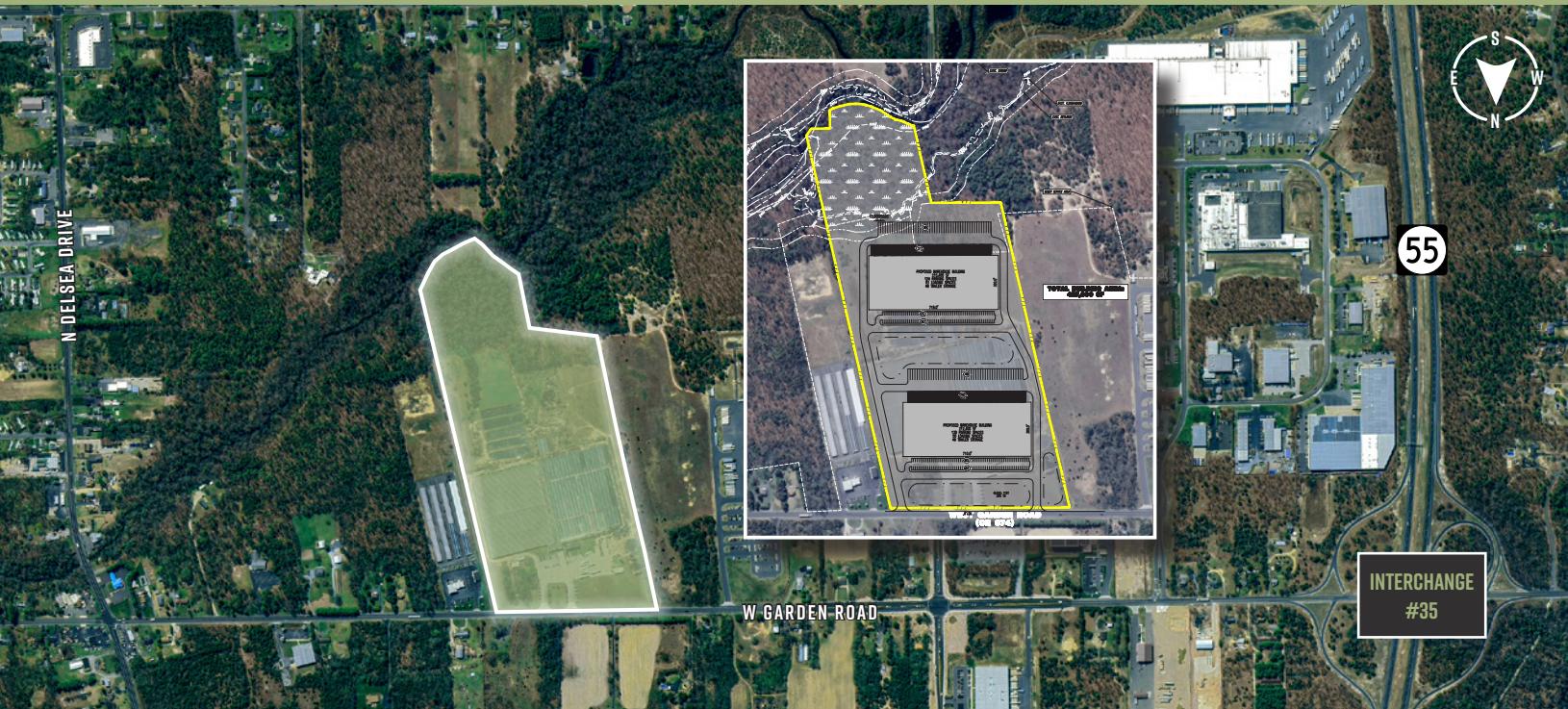


# 45.22 ACRE INDUSTRIAL WAREHOUSE DEVELOPMENT SITE

1419 W GARDEN ROAD, VINELAND, NJ



## PROPERTY FEATURES

**45.22 ACRES LOCATED IN A HIGHLY DEVELOPED INDUSTRIAL AREA WITH DIRECT ACCESS TO ROUTE 55 INTERCHANGE #35 (ONE MILE AWAY)**

**IB-INDUSTRIAL BUSINESS** ZONING PERMITS **COLD STORAGE** AND INCLUDES BUT IS NOT LIMITED TO: WAREHOUSE, TRUCK TERMINAL, FOOD PROCESSING, MANUFACTURING, CANNABIS USES, WHOLESALE OPERATIONS, GREENHOUSES, AND ALL USES PERMITTED IN THE I-1 ZONE

**ALL UTILITIES** AT W GARDEN ROAD

SITE HAS **DEVELOPMENT POTENTIAL** FOR UP TO **472,800 SF**

CITY OF VINELAND HAS **EXCESS CAPACITY** FOR THESE SERVICES: ELECTRIC, WATER, AND SEWER

SOUTH JERSEY GAS PROVIDES NATURAL GAS TO THE SITE

**FOR A COMPLETE OFFERING PACKAGE, PLEASE CONTACT:**

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