

187 W Wheat Road, Vineland, NJ 08360

Cold Storage Warehouse Opportunity



10,864 SF For Lease

BRIAN BERNETICH

Associate

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 **Transwestern**

Built for Today, Ready for What's Next

A rare opportunity to lease a renovated industrial warehouse in Southern New Jersey's established Vineland/Bridgeton industrial market.

187 W Wheat Road offers a versatile 10,864-square-foot industrial facility currently undergoing a full renovation, creating an ideal opportunity for businesses seeking modern warehouse functionality with the flexibility to customize the space for their operations. Situated on 5.1 acres, the property provides ample parking and outdoor area while benefiting from convenient access to Route 55, Route 47, and the greater Southern New Jersey and Philadelphia markets. Whether for warehousing, distribution, manufacturing, or specialized industrial uses, 187 W Wheat Road delivers a strategic location with exceptional accessibility and room for future growth.



Cold Storage Facility



14 Car Parking Spots



2 Loading Docks



5 Truck Parking Spots



480 AMP Power



1 Drive-In Door



Freezer & Cooler Capabilities



The Access Industrial Demands

Situated in the heart of Southern New Jersey's established Vineland/Bridgeton industrial market, 187 W Wheat Road offers exceptional access to Route 55, Route 47, and the greater Philadelphia region, providing an ideal location for warehousing, distribution, manufacturing, and other industrial operations.

 **30 Mi**
NJ Turnpike

 **35 Mi**
I-95

 **110 Mi**
Newark Airport

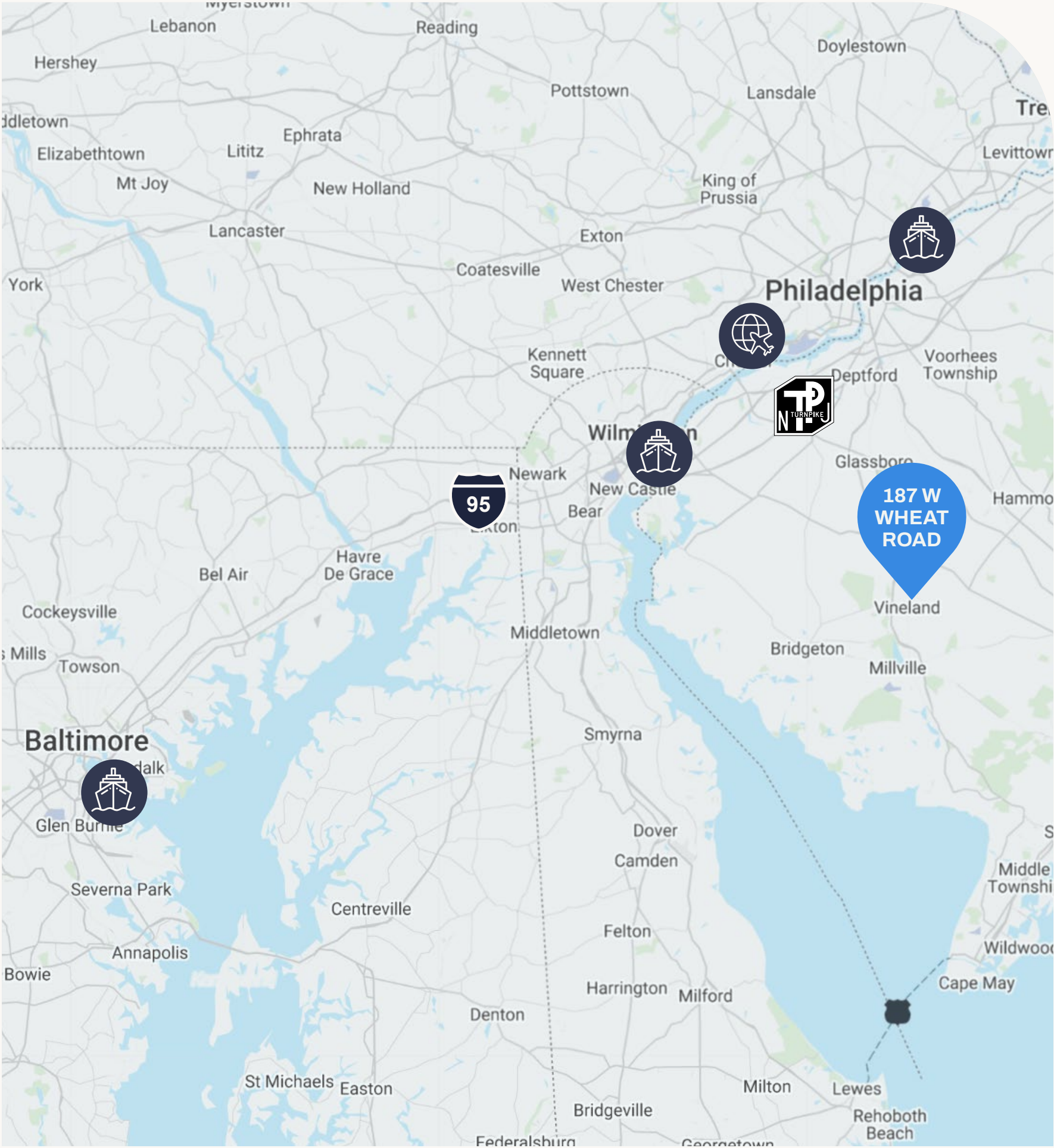
 **37 Mi**
Philadelphia Airport

 **37 Mi**
To Phila Port

 **108 Mi**
Baltimore Port

 **38 Mi**
Port of Wilmington

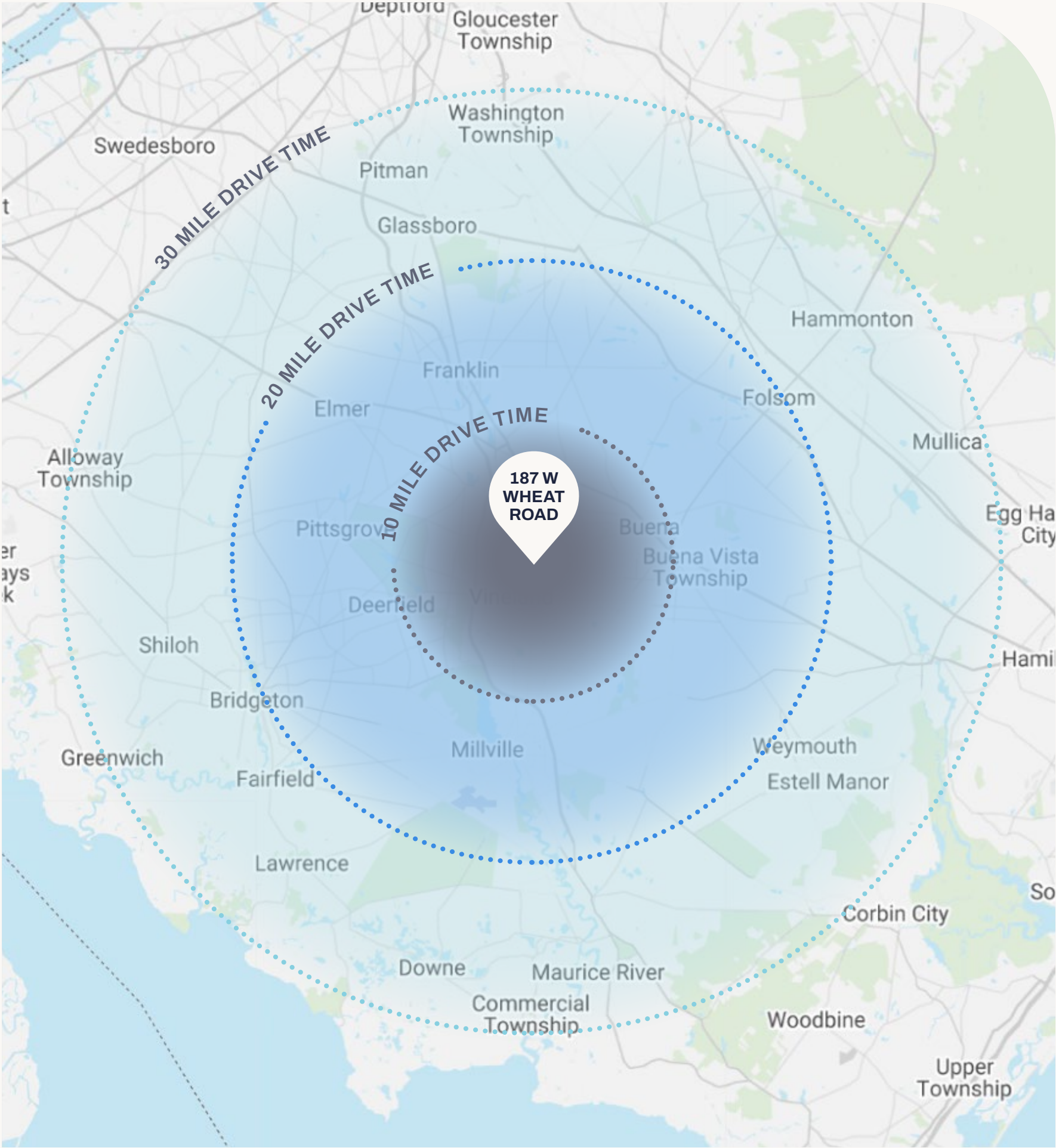
 **115 Mi**
Newark Port



A Workforce Within Reach

Located in the heart of Southern New Jersey’s established industrial corridor, 187 W Wheat Road provides businesses with access to a deep and diverse regional labor force. More than 201,000 workers reside within a 30-minute drive, including a strong concentration of manufacturing, warehouse, and logistics professionals, making the property well-positioned to support a wide range of industrial operations.

Drive Time	10 Minutes	20 Minutes	30 Minutes
Labor Force Population	29,306	85,693	201,514
Blue Collar %	48.5%	31.4%	23.9%
Warehouse / Logistics %	12.1%	10.5%	8.4%



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