



OFFERING MEMORANDUM

1338 N. DELSEA DR.  
VINELAND, NJ

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**COMMERCIAL  
BUILDING  
FOR SALE OR LEASE**

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EXCLUSIVELY LISTED BY:

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# THE OFFERING

## Mixed-Use Commercial Property

<b>PROPERTY ADDRESS</b>	1338 N. Delsea Drive, Vineland, NJ 08360
<b>SQUARE FEET</b>	+/- 18,255
<b>LOT SIZE</b>	+/- 4.86 acres
<b>ASKING PRICE</b>	\$1,950,000.00 (Building Only)
<b>ZONING</b>	Bifurcated Zoning - B-2 and Residential (Non-conforming industrial at rear of property)
<b>BUILDING FEATURES</b>	Mixed-use commercial and industrial property with fenced in laydown yard
<b>UNIT MIX</b>	Five retail units, warehouse, workshop, office space and laydown yard.



# PROPERTY SUMMARY



This versatile mixed-use property offers an exceptional opportunity, combining retail frontage with industrial flex space in a prime Vineland location. Situated on 4.86 acres off Delsea Drive, the property is built with durable concrete block and enhanced with marble accents, balancing functionality with a professional appearance.

## Retail Space:

The front section features three retail units, totaling 10,822 sq. ft., with excellent visibility and signage opportunities. Units can be further subdivided to accommodate a variety of tenant needs. One retail unit is currently available for lease.

## Industrial Flex Space:

The rear of the property provides approximately 7,000 sq. ft. of industrial flex space on 3.5 acres with a fenced-in laydown yard. This includes a 3,600 sq. ft. warehouse with three overhead roll-up doors, high ceilings, heated workshops, and office space. The industrial section also offers an additional 8,000 sq. ft. with multiple roll-up doors, three-phase electric, and secured outdoor storage—ideal for manufacturing, distribution, or contractor use.

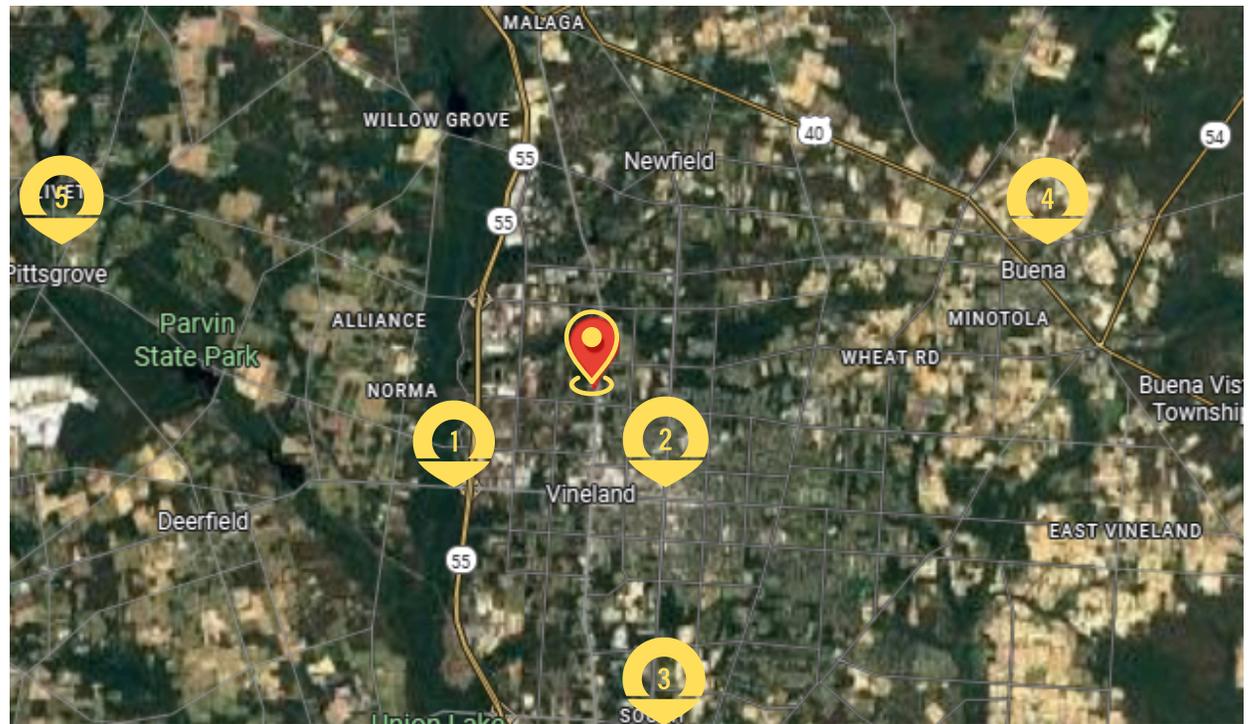
# UNIT BREAKDOWN



Unit Number	Unit Size	Occupied or Vacant	Use
1	+/- 2,282	Vacant	Medical
2 A	+/- 2,000	Occupied	Office
2 B	+/- 2,000	Occupied	Office
3 A	+/- 2,000	Occupied	Office
3 B	+/- 2,000	Occupied	Office
4	+/- 8,000	Owner Occupied	Warehouse, Office, Workshop
Laydown Yard		Owner Occupied	Fenced Storage

# NEARBY AMENITIES

- 1 Route 55 On/Off Ramp
- 2 Landis Avenue
- 3 South Vineland and Millville (further south)
- 4 Pittsgrove
- 5 Buena



# EMPLOYMENT DATA

## Daytime Employment

Radius	2 miles			5 miles			10 miles		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
<b>Service-Producing Industri...</b>	<b>9,217</b>	<b>891</b>	<b>10</b>	<b>24,493</b>	<b>2,992</b>	<b>8</b>	<b>43,264</b>	<b>5,117</b>	<b>8</b>
Trade Transportation & Utili...	2,284	190	12	5,264	465	11	10,112	893	11
Information	220	18	12	362	31	12	637	79	8
Financial Activities	556	86	6	1,530	265	6	2,566	488	5
Professional & Business Se...	812	122	7	2,357	368	6	4,208	660	6
Education & Health Services	2,024	220	9	9,085	1,218	7	13,751	1,654	8
Leisure & Hospitality	959	74	13	2,007	173	12	4,686	375	12
Other Services	685	135	5	1,628	399	4	3,583	796	5
Public Administration	1,677	46	36	2,260	73	31	3,721	172	22
<b>Goods-Producing Industries</b>	<b>2,866</b>	<b>92</b>	<b>31</b>	<b>5,026</b>	<b>316</b>	<b>16</b>	<b>9,645</b>	<b>673</b>	<b>14</b>
Natural Resources & Mining	15	1	15	100	20	5	441	65	7
Construction	369	40	9	1,419	192	7	3,230	419	8
Manufacturing	2,482	51	49	3,507	104	34	5,974	189	32
<b>Total</b>	<b>12,083</b>	<b>983</b>	<b>12</b>	<b>29,519</b>	<b>3,308</b>	<b>9</b>	<b>52,909</b>	<b>5,790</b>	<b>9</b>

BUILDING FOR SALE  
**1338 N. DELSEA DRIVE**

VINELAND, CUMBERLAND COUNTY, NEW JERSEY



**\*LAYDOWN YARD\***

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