



**+/- 250,040 SF  
Proposed Cold Storage  
Development Site**

Full Entitlements Estimated Q3 2024

- +/- 250,040 SF Proposed Warehouse
- Direct Access to Route 55 (0.2 Miles)
- Signaled Intersection at site entrance closest to Route 55
- Site has full utility access
- Vineland, NJ is the Cold Storage Capital of Southern NJ

<b>AVAILABLE SQUARE FOOTAGE</b>	■ +/- 250,240
<b>ACRES</b>	■ +/- 23.5
<b>BUILDING DIMENSIONS</b>	■ 782' x 320'
<b>OFFICE AREA</b>	■ To Suit
<b>LOADING DOCKS</b>	■ 49
<b>DRIVE-IN DOORS</b>	■ 2
<b>CAR PARKING</b>	■ 77
<b>POWER</b>	■ 2500+ Amps
<b>CLEAR HEIGHT</b>	■ 60' Min
<b>COLUMN SPACING</b>	■ 50' x 52'

**Get more  
information**

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300 Barr Harbor Drive  
 Suite 150  
 West Conshohocken, PA 19428

# Site Plan



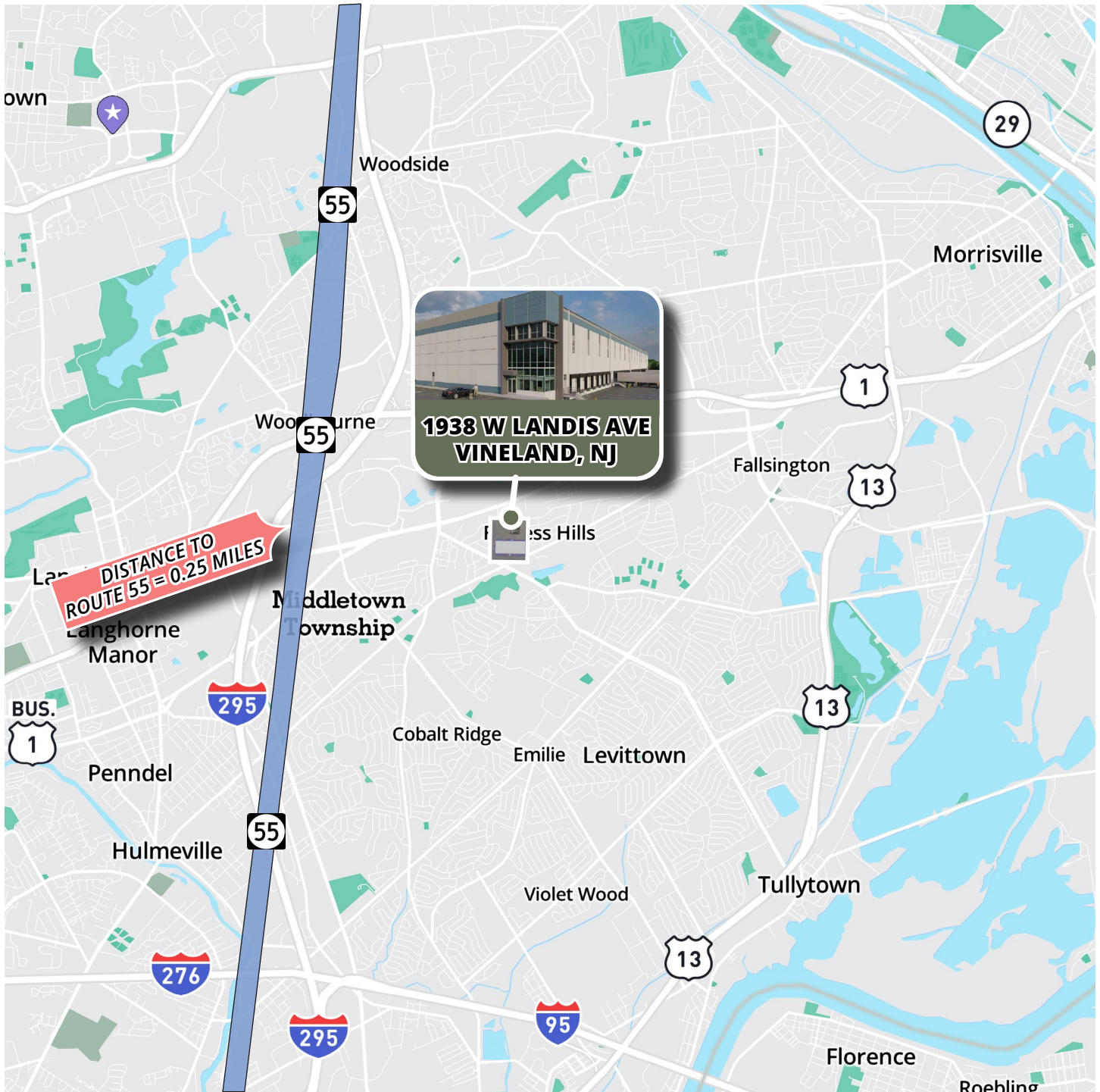
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# Immediate Access to I-55 & Vineland, NJ



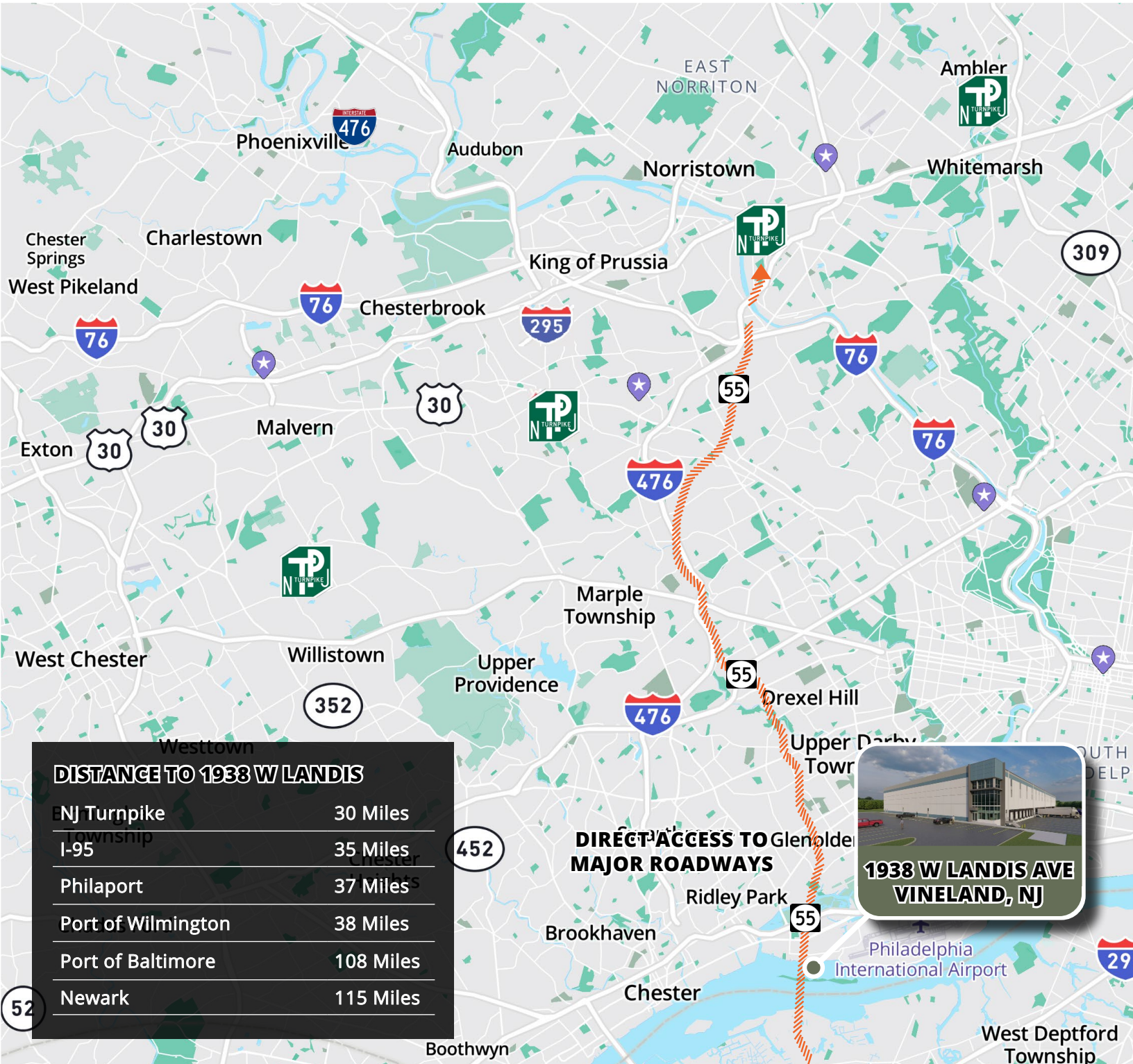
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# Regional Access Map



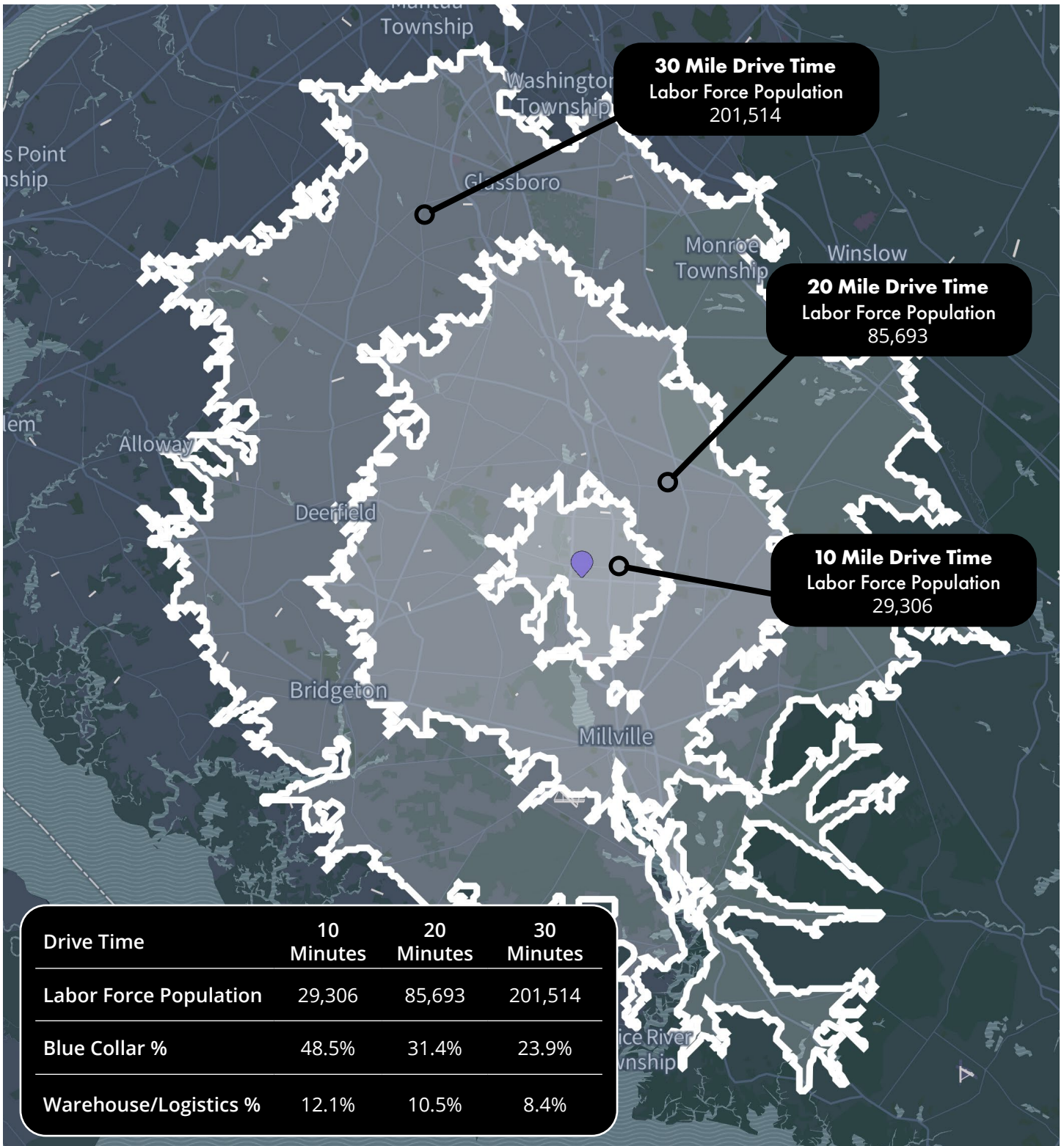
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# Access to Labor



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