



FOR SALE OR LEASE

# 624-646 S. Delsea Drive Vineland, New Jersey

Versatile mixed-use property offers a unique combination of workspaces suitable for a variety of business needs. Delivered vacant and fully paved with outside structures, the property provides flexibility for immediate occupancy or redevelopment.

Accelerating success.

## Building Includes:



Warehouse space



Office/showroom



Workshop space

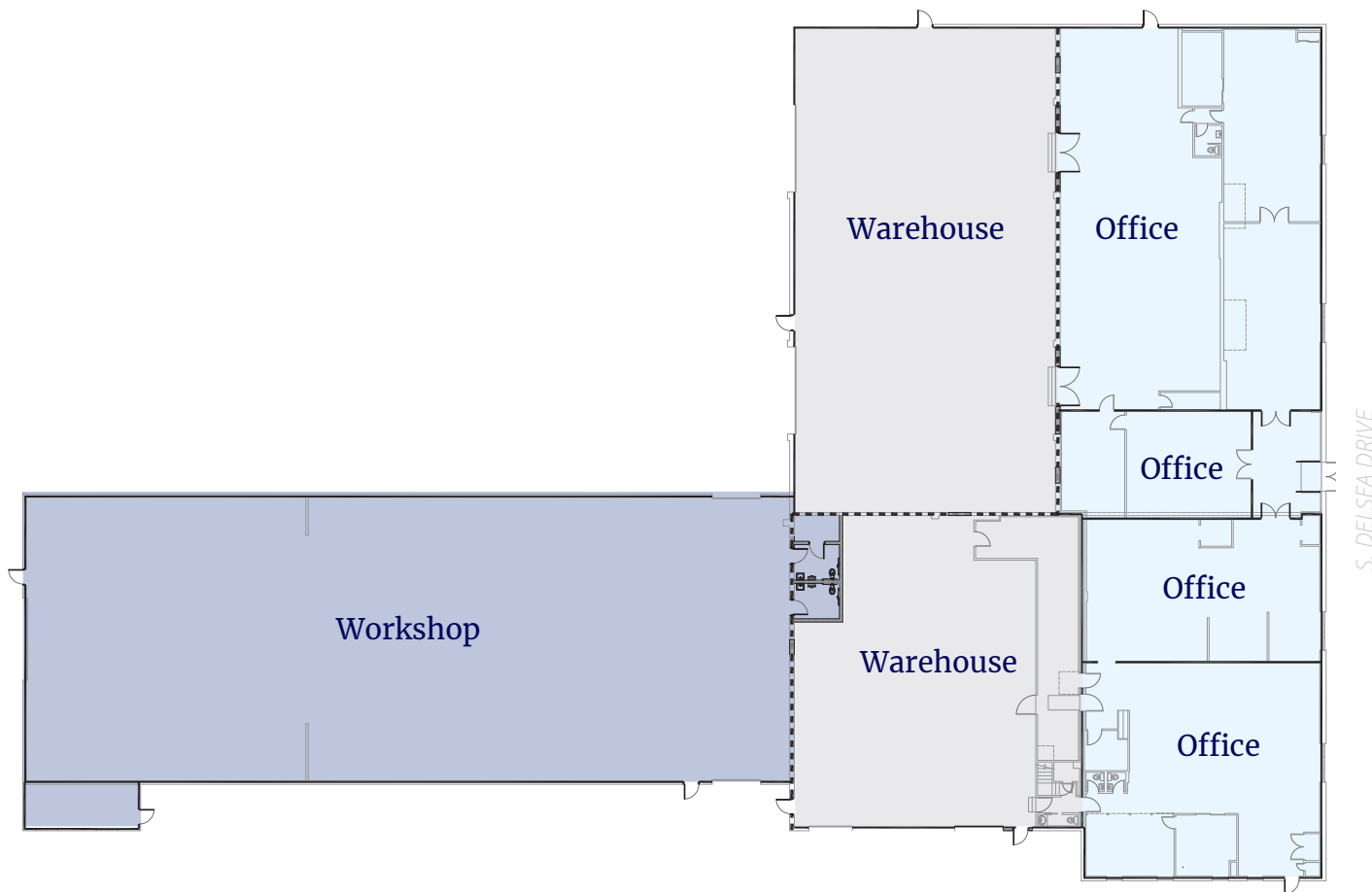
## Tony DiDio

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# Building Plan



## Building Features

- 8,000 SF office space available
- 26,000 SF building
- 4.84 AC lot
- 1 drive-in bay
- 5 dock doors
- 35 car parking spaces
- B-2 zoned

## Location

Situated on highly visible NJ Route 47 (19,389 AADT), this property offers excellent access to regional markets. Just 30 miles from Philadelphia and near the Philadelphia International Airport, it's perfectly positioned for businesses looking to expand. The NJ Route 55 interchange (Veterans Memorial Highway) is also conveniently close (6-minute drive).

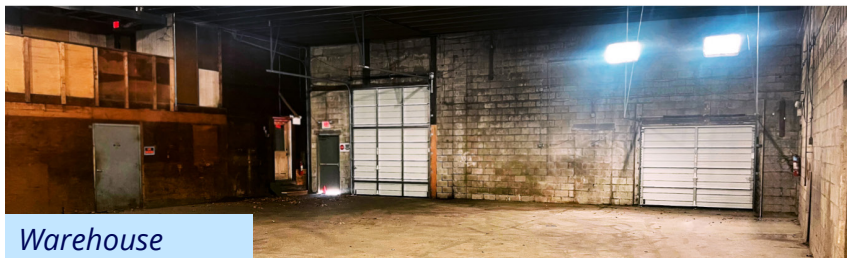




Property Outline



Office Space



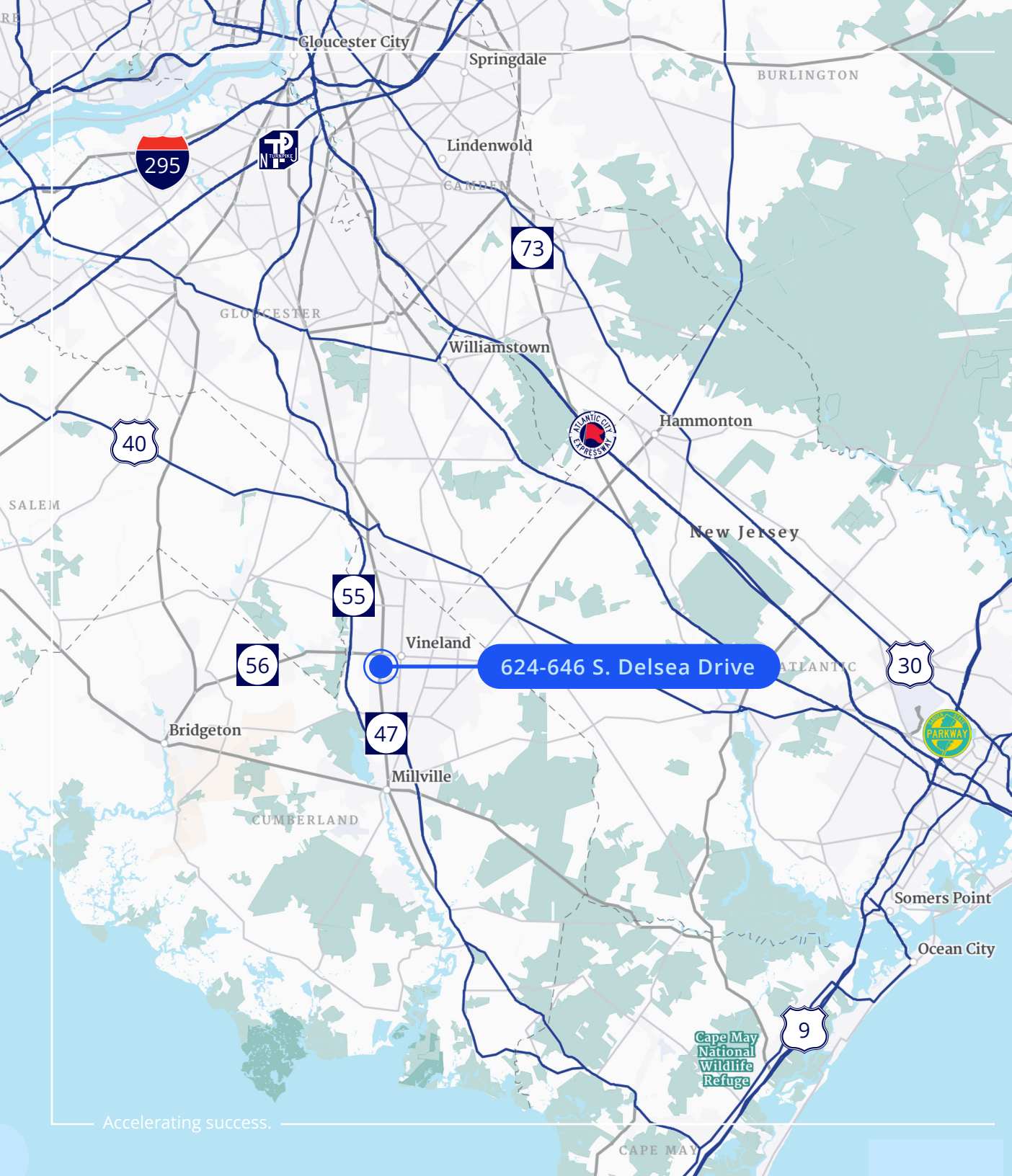
Warehouse



Kitchen







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