

MARKETING BROCHURE

CAPE MAY COUNTY AIRPORT

507 TERMINAL DRIVE
RIO GRANDE, NJ 08242

FLEX/OFFICE SPACE FOR LEASE

MARKETED BY:

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PROPERTY SUMMARY

Flex/Office units available at Cape May County Airport. Offers a remarkable opportunity for businesses seeking a modern and adaptable space. Newly constructed, the facility features a spacious open floor plan across three available units, totaling 15,722 square feet, allowing tenants to customize the layout according to their specific needs. Each unit boasts a durable concrete slab floor, high ceilings that enhance the sense of space, and energy-efficient fixtures that promote sustainability.

Abundant natural lighting floods the interior, creating an inviting atmosphere that enhances productivity and well-being. The contemporary aesthetics of the design reflect a modern touch, making it an attractive option for a variety of businesses. With its prime location adjacent to the airport, the property is well-suited for retail, office, or light industrial use, providing excellent visibility and accessibility. This is an ideal setting for businesses that value flexibility and a modern work environment

Immediate access to Cape May County Airport and proximity to Cooper University Hospital - Cape Regional. Part of the Tech Village II Expansion.

BUILDING HIGHLIGHTS

The demised premises consist of +/- 15,772.00 sq. feet - comprised of three (3) units

Unit 6: +/- 6,900.2 sq. feet, Unit 7: +/- 1,984 sq. feet, and Unit 8: +/- 6,889 sq. feet.

*Open and adaptable floor plan

*Forty-five (45) parking spaces

*Rear building dock door

*Handicap accessible first floor

*State of the art design

*Aircraft operations at the Cape May County Airport

*Existing Tech Village Tenants: Cellular Tracking Technologies and D-Tech International USA

THE OFFERING

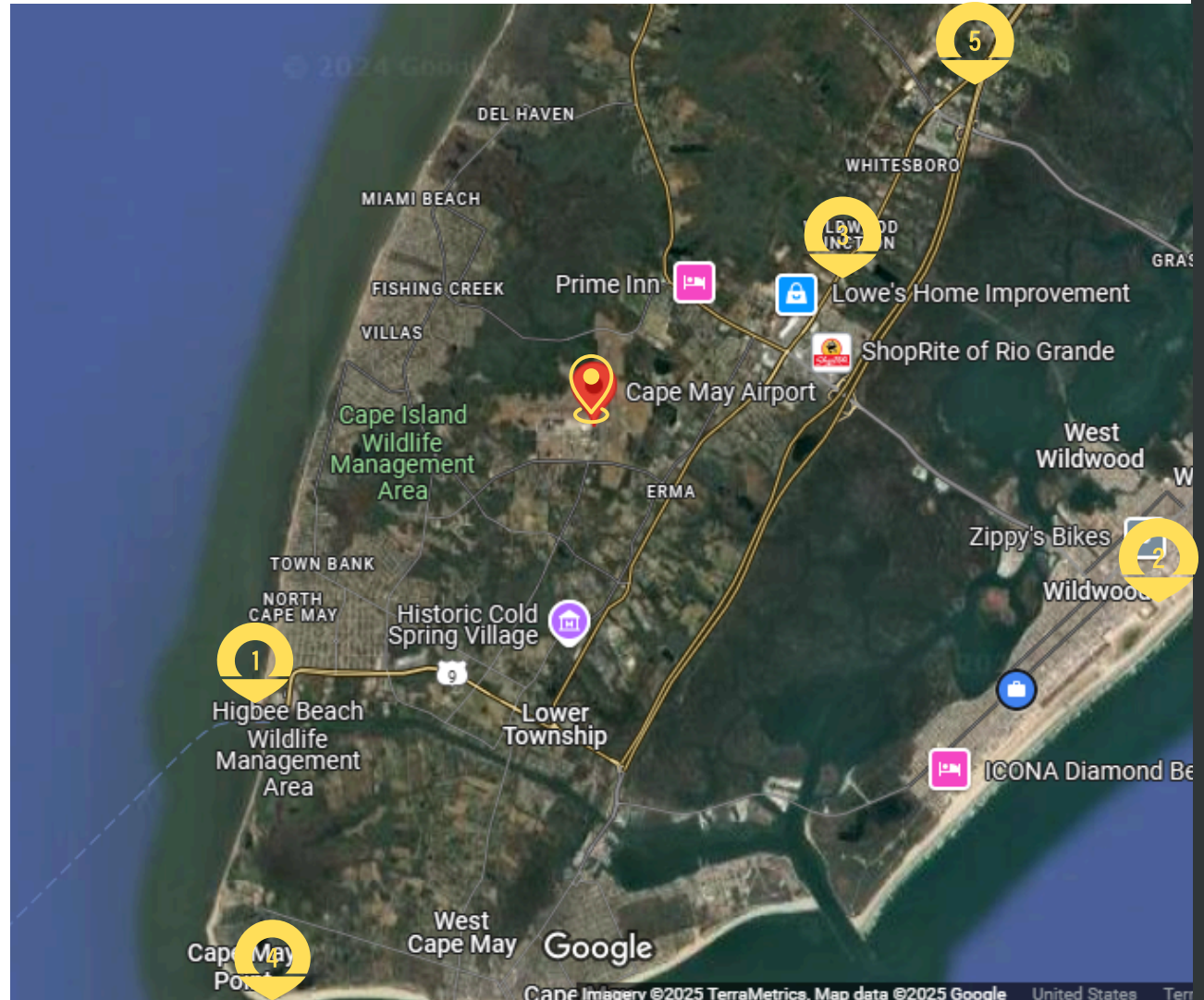
Office and Flex Space for Lease

PROPERTY ADDRESS	507 Terminal Drive, Rio Grande, NJ
SQUARE FEET	+/- 15,772 (Contiguous)
AVAILABLE UNITS	UNIT 6: +/- 6,900 sqft (Loft) UNIT 7: +/- 1,984 saft UNIT 8: +/- 6,889 sqft (Loft)
LOT SIZE	+/- 996 acres
Lease Rate	\$20.00 - \$25.00 NNN
ZONING	Lower Township - I and I-1 Industrial, Special Purpose
Atlantic City Exoressway	+/- 6 minutes or 2.5 miles



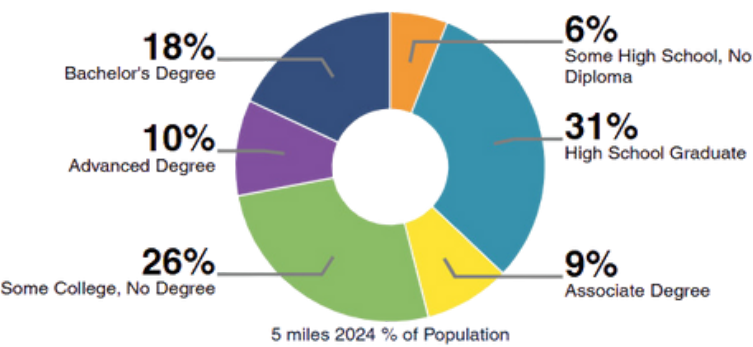
NEARBY AMENITIES

- 1 Cape May - Lewes Ferry
- 2 Wildwood Boardwalk
- 3 Rio Grande Retail Center - Walmart, Lowes, Shoprite
- 4 Cape May
- 5 Cooper University Hospital, Cape Regional

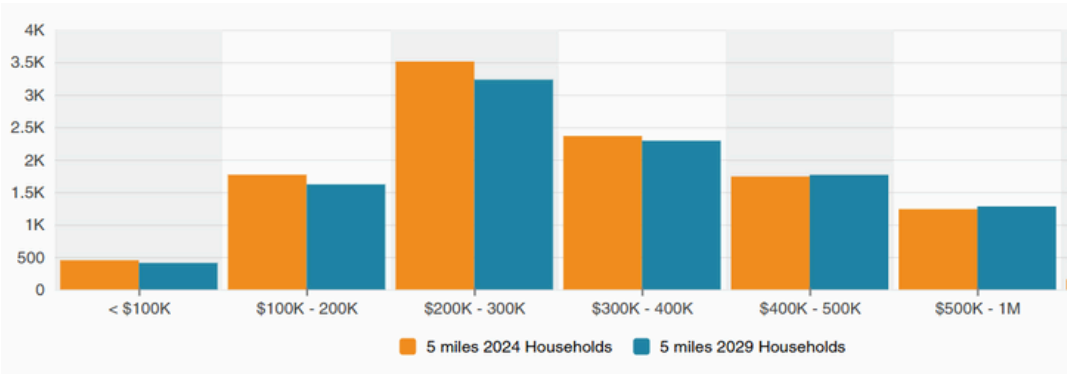


DEMOGRAPHICS

EDUCATIONAL ATTAINMENT

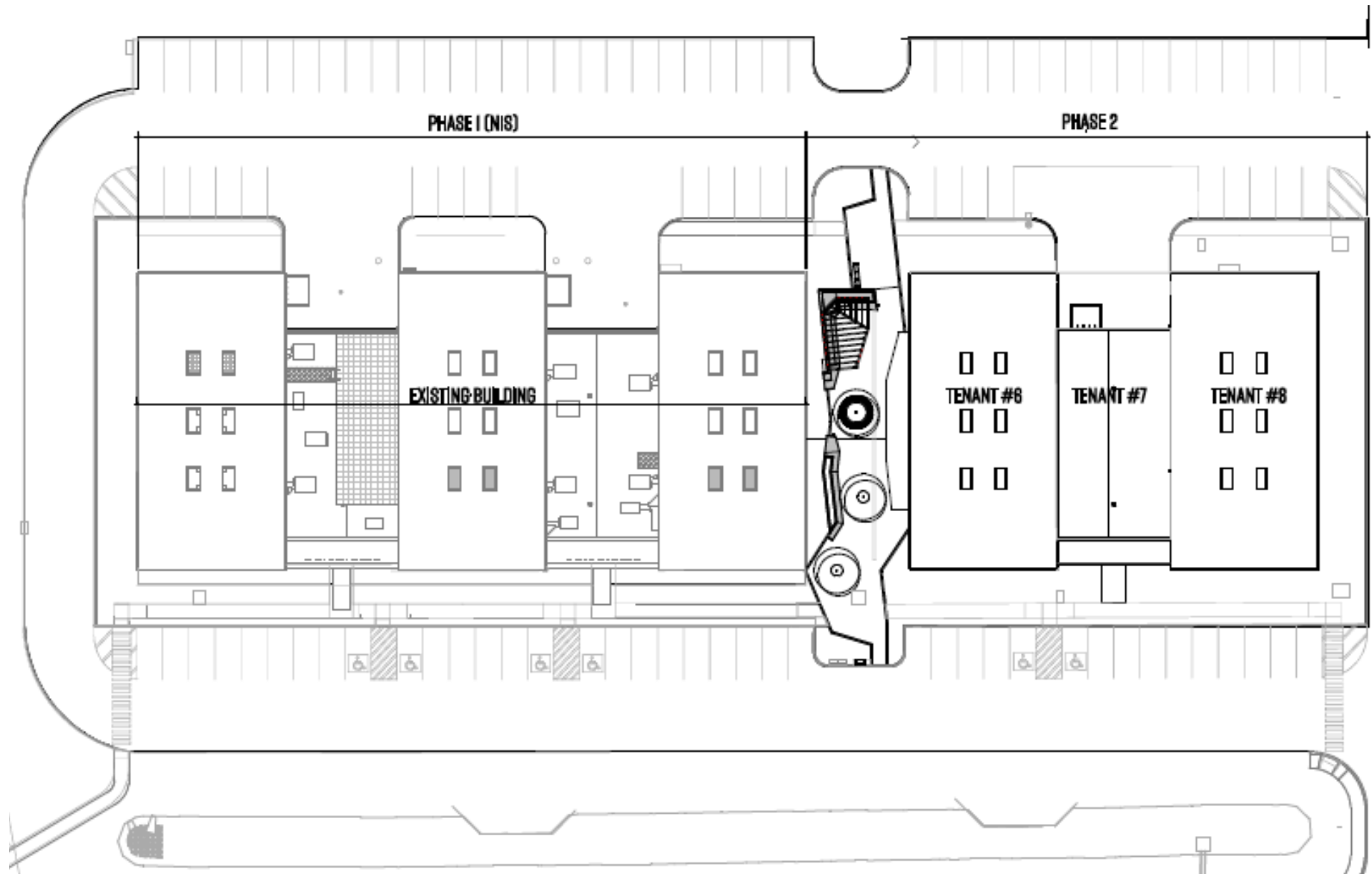


HOME VALUES



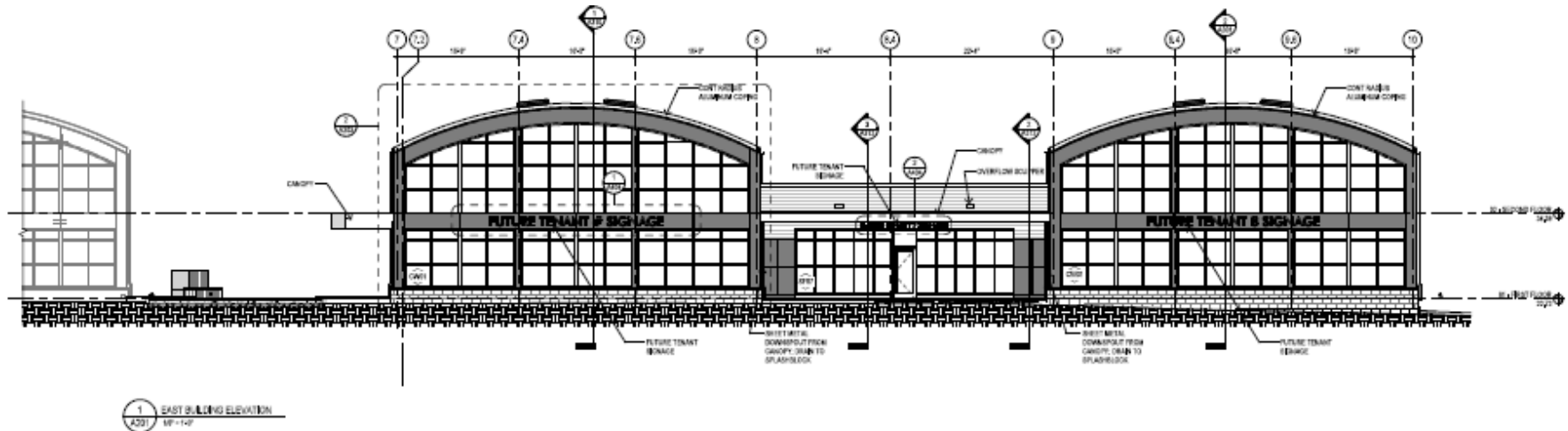
TECH INFRASTRUCTURE

ARCHITECTURAL PLANS

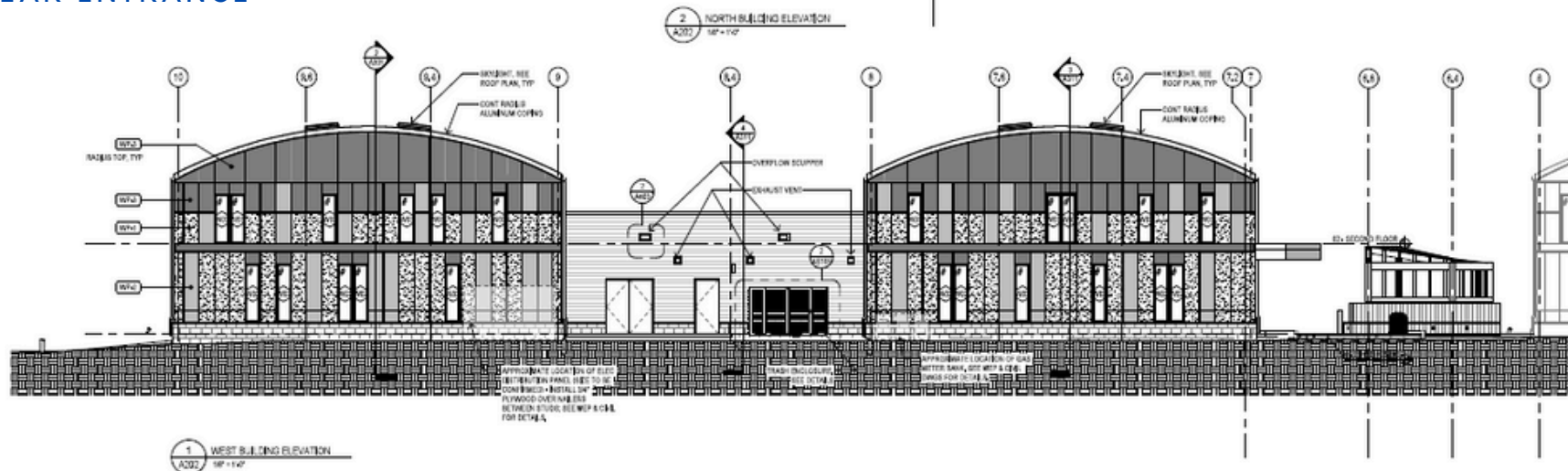


EXTERIOR BUILDING ELEVATIONS

FRONT ENTRANCE



REAR ENTRANCE



CAPE MAY COUNTY AIRPORT



AIRPORT STATS

*AIRPORT GROUNDS COVER APPROXIMATELY 1,000 FT. AND INCLUDE BOTH AIRSIDE AND INDUSTRIAL PARK OPERATIONS.

*APPROXIMATELY 39,000 TAKEOFFS AND LANDINGS ARE LOGGED ANNUALLY FOR CORPORATE, RECREATIONAL, CHARTER, AND HELICOPTER FLIGHTS.

*THE AIRPORT PROVIDES TWO RUNWAYS 1/19 AND 10/28.

*TEN T-HANGARS ARE MANAGED BY THE DRBA THAT USUALLY RUN AT 100% OCCUPANCY.

***[HTTPS://WWW.CAPEMAYAIRPORT.COM/](https://www.capemayairport.com/)

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