



MARKETING BROCHURE

CAPE MAY COUNTY AIRPORT

507 TERMINAL DRIVE
RIO GRANDE, NJ 08242

FLEX/OFFICE SPACE FOR LEASE

MARKETED BY:

CORINNE GILETTO

BROKER ASSOC. / COMMERCIAL ADV.

WARNER REAL ESTATE & AUCTION

856.769.4111

CORINNE@WARNERREALTORS.COM

MICHAEL SCANZANO

SALES ASSOC. / COMMERCIAL ADV.

WARNER REAL ESTATE & AUCTION

856.769.4111

MICHAEL@WARNERREALTORS.COM

WWW.WARNERREALTORS.COM



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SUMMARY



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

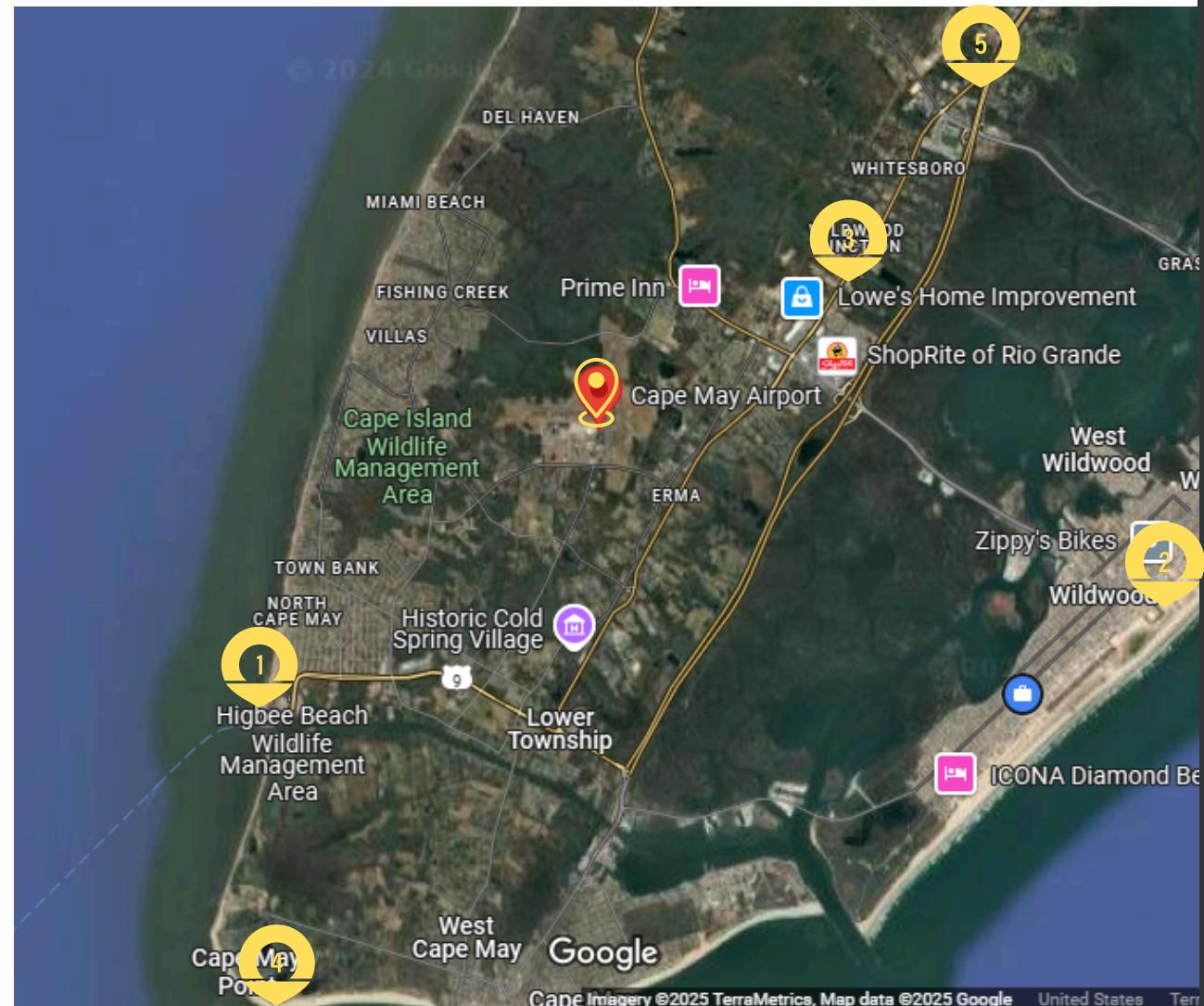
Office and Flex Space for Lease

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 sqft 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 Expressway	+/- 6 minutes or 2.5 miles



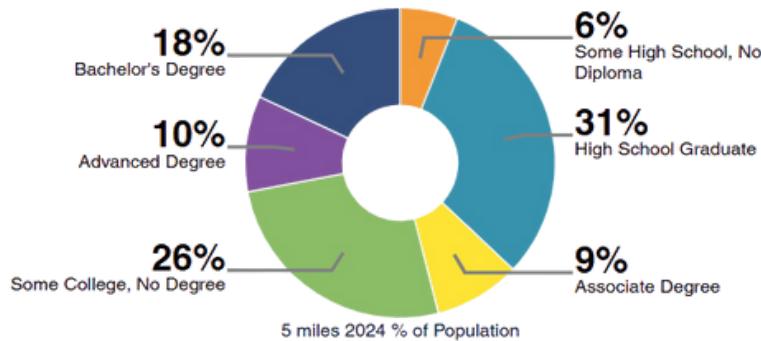
NEARBY AMENITIES

- 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

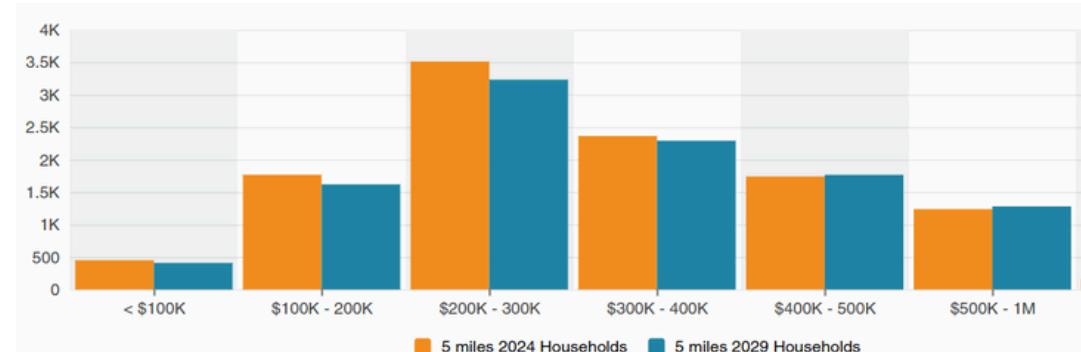


DEMOGRAPHICS

EDUCATIONAL ATTAINMENT



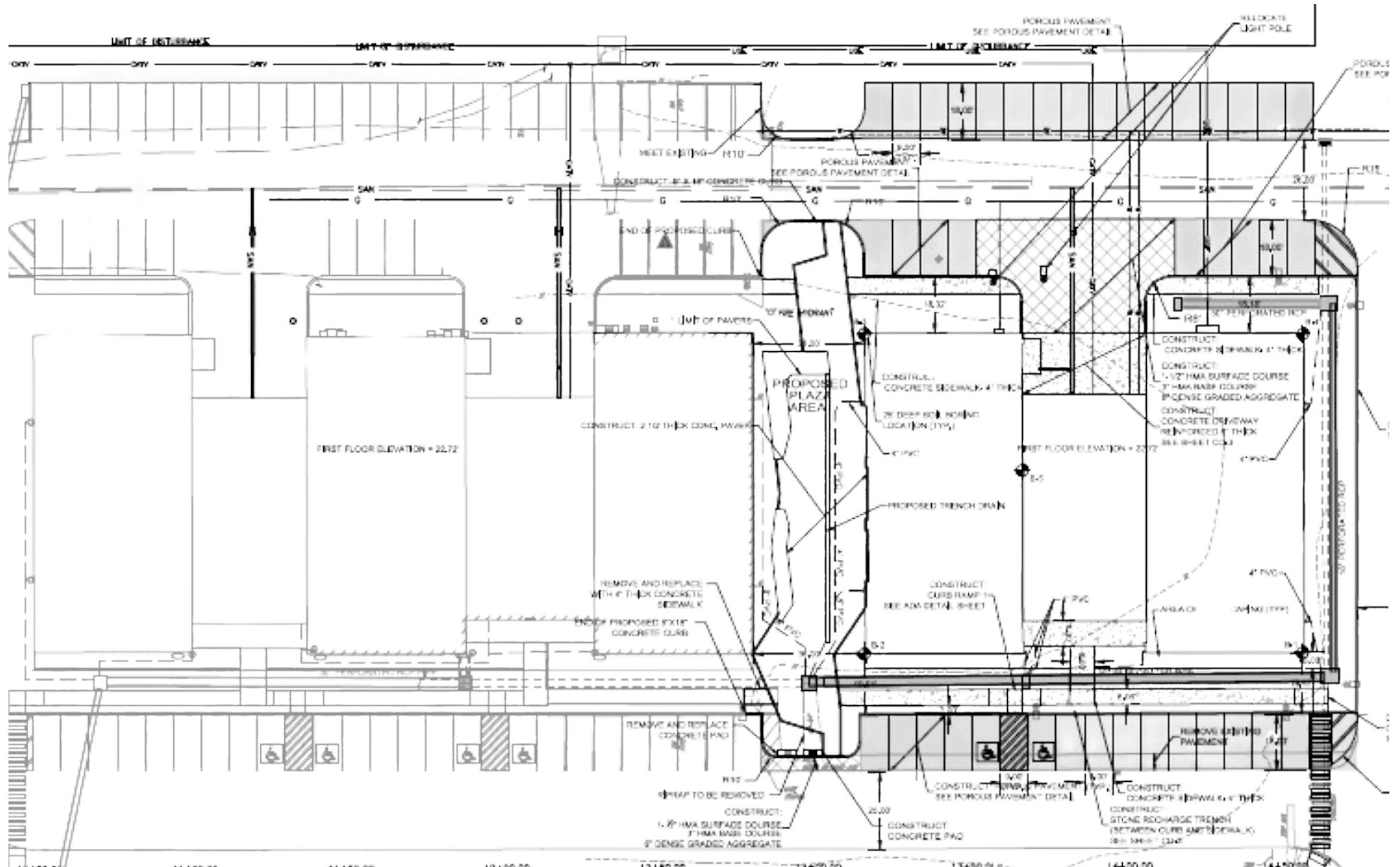
HOME VALUES



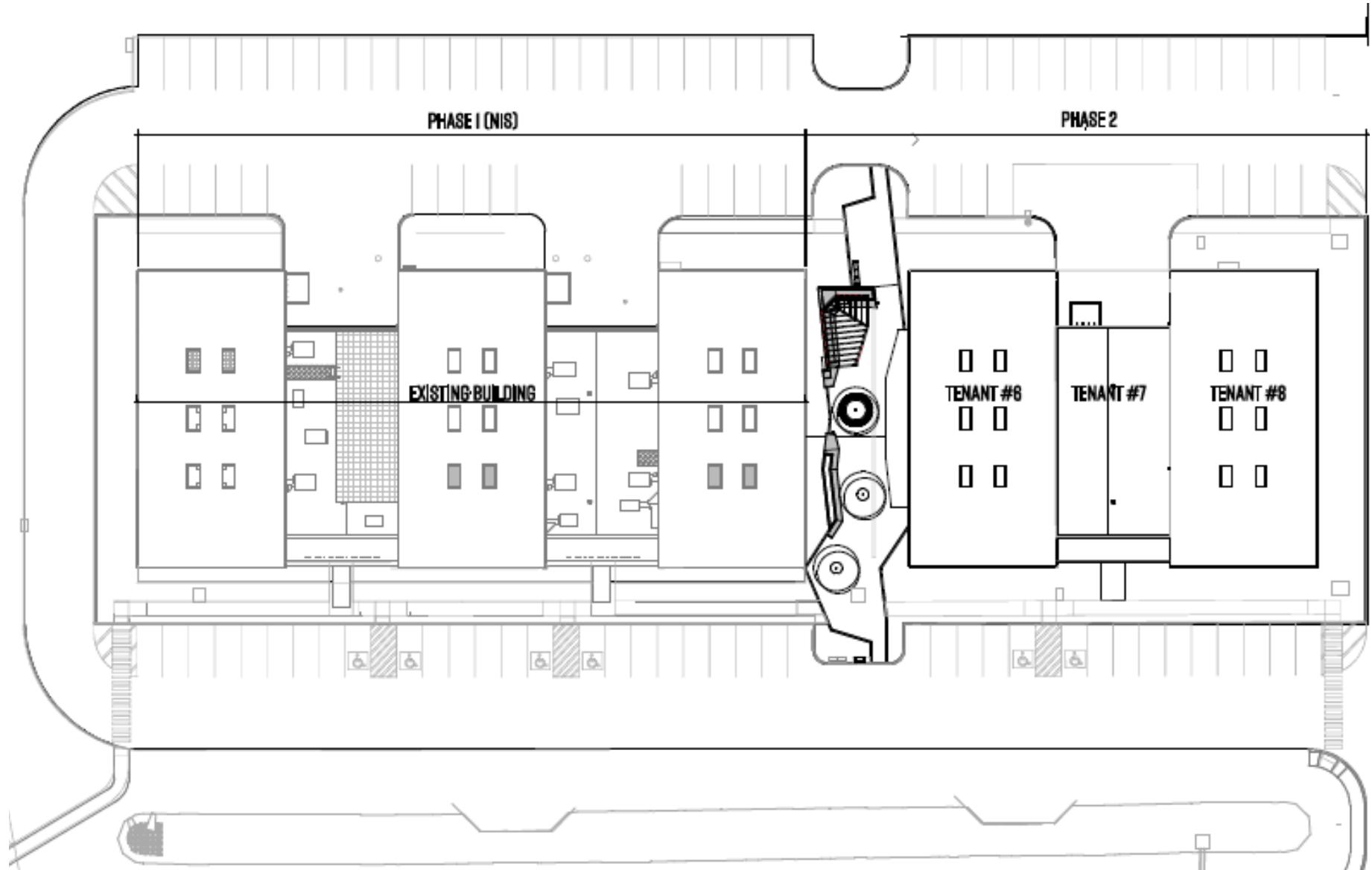
TECH INFRASTRUCTURE

SITE PLAN

SITE PLAN

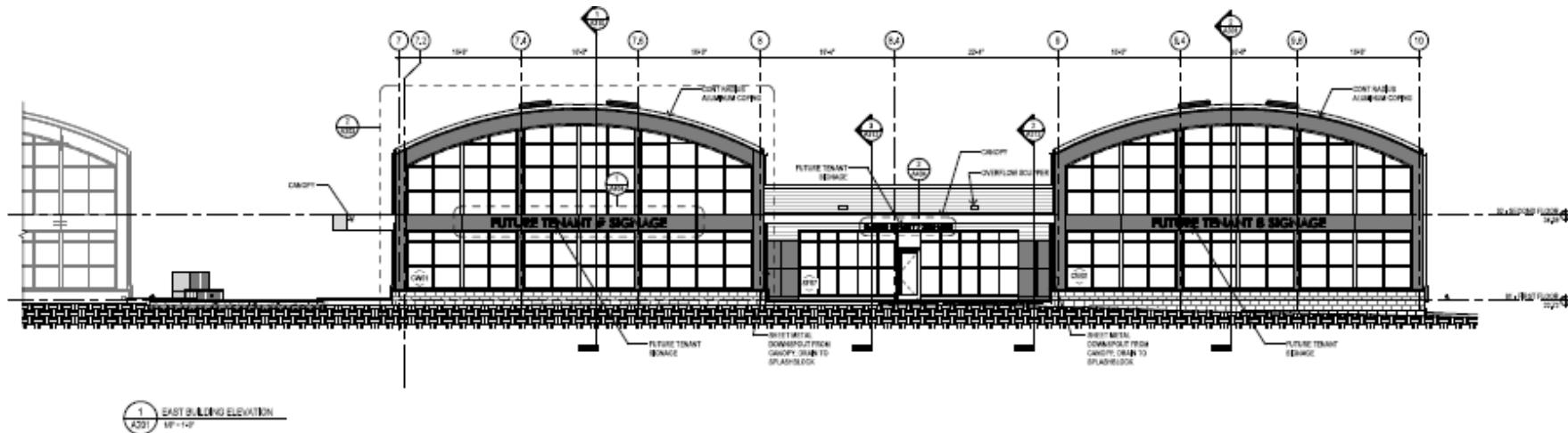


ARCHITECTURAL PLANS

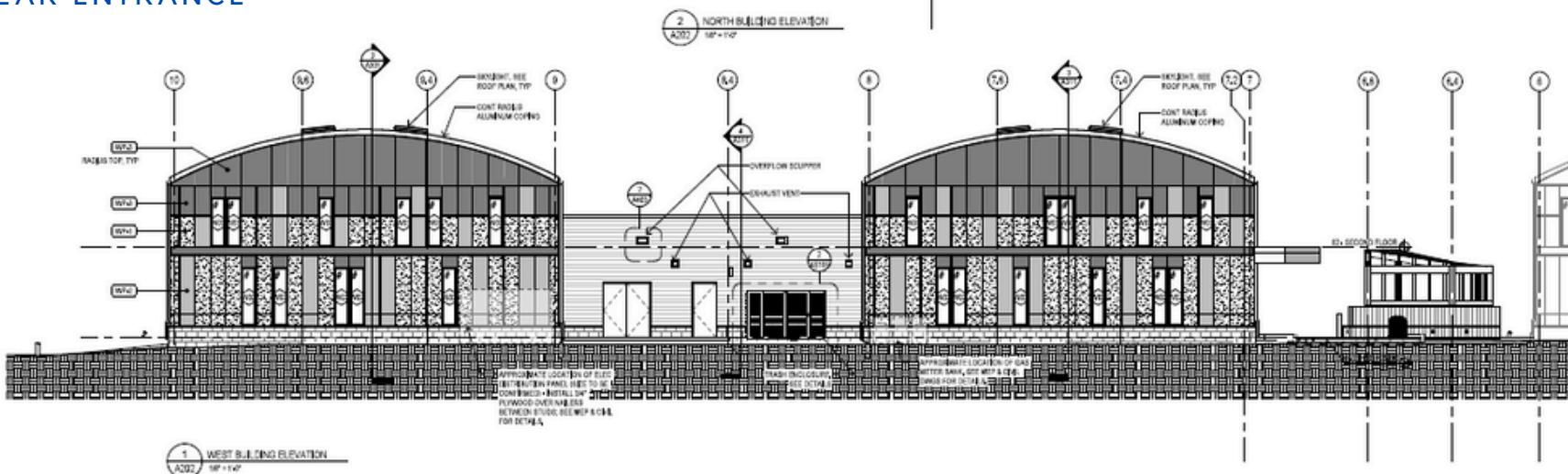


EXTERIOR BUILDING ELEVATIONS

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.capecmayairport.com/)

CORINNE GILETTO
ASSOC. BROKER / COMMERCIAL ADVISOR
CORINNE@WARNERREALTORS.COM
MOBILE: 856.287.2886

MIKE SCANZANO
SALES ASSOC. / COMMERCIAL ADVISOR
MICHAEL@WARNERREALTORS.COM
MOBILE: 856.465.6637

WWW.WARNERREALTORS.COM



WARNER REAL ESTATE AND AUCTION, LLC
53 EAST AVE.,
WOODSTOWN, NJ
PHONE: 856.769.4111
WWW.WARNERREALTORS.COM