

# INDUSTRIAL SPACE FOR SALE OR LEASE

## 1641 Eden Road, Millville, NJ 07803

**8,000 SF**

TRUCK  
TERMINAL



PROPERTY OVERVIEW

LAND AREA: 3.86 Acres

BUILDING SIZE (SF): 8,000 SF

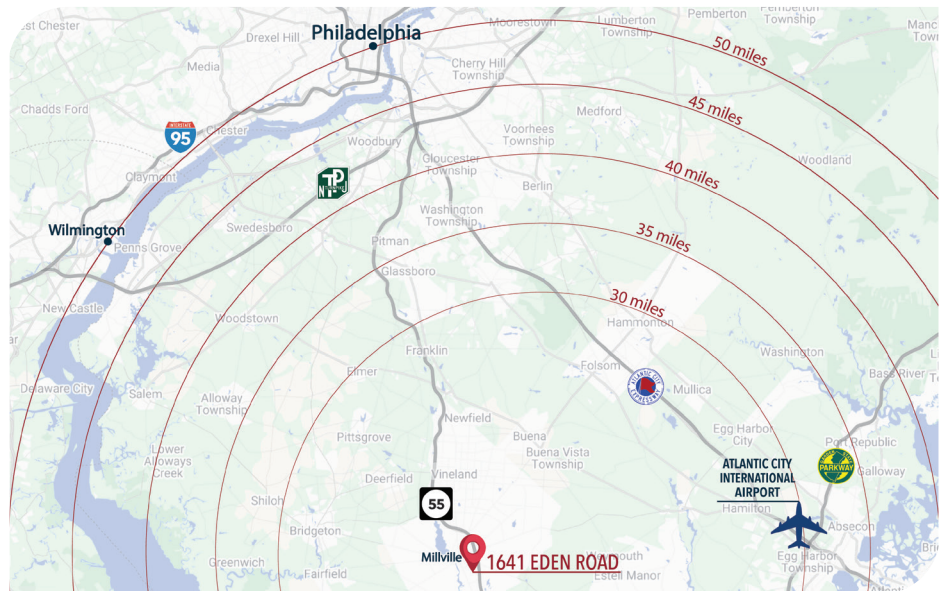
CEILING HEIGHT: 12'

LOADING DOCKS: 20

TRAILER PARKING: 40+

LOCATION:

- 30 Miles from Atlantic City International Airport
- 50 Miles from Philadelphia
- 50 Miles from Wilmington, DE



FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE BROKERS:

Dan Badenhauen  
dan.badenhausen@lee-associates.com  
C 908.472.3869

Andrew Stypa  
andrew.stypa@lee-associates.com  
C 732.996.6607

Ryan Mojares  
rmojares@lee-associates.com  
C 732.503.1946

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. Buyer acknowledges that Lee & Associates - WBE, LLC ("Broker") has not verified the information contained herein and does not make any representation about its accuracy. Buyer should confirm information contained in the Offering using its own sources. No liability of any kind is to be imposed on Broker herein.



# INDUSTRIAL SPACE FOR SALE OR LEASE

## 1641 Eden Road, Millville, NJ 07803

**8,000 SF**

TRUCK  
TERMINAL



### AERIAL VIEW



### INTERIOR



### PARKING



**FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE BROKERS:**

Dan Badenhausen  
dan.badenhausen@lee-associates.com  
C 908.472.3869

Andrew Stypa  
andrew.stypa@lee-associates.com  
C 732.996.6607

Ryan Mojares  
rmojares@lee-associates.com  
C 732.503.1946

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. Buyer acknowledges that Lee & Associates - WBE, LLC ("Broker") has not verified the information contained herein and does not make any representation about its accuracy. Buyer should confirm information contained in the Offering using its own sources. No liability of any kind is to be imposed on Broker herein.

# INDUSTRIAL SPACE FOR SALE OR LEASE

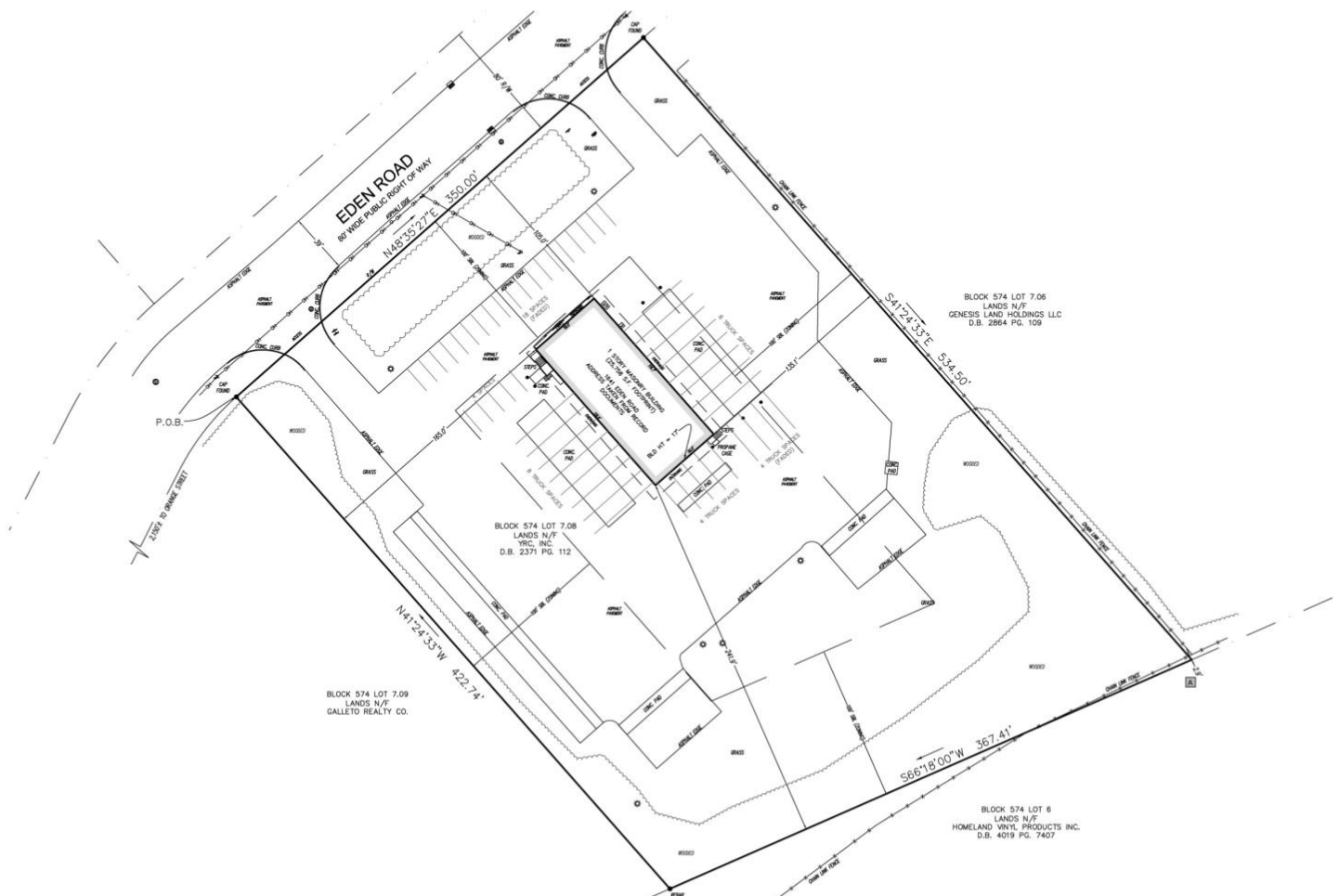
## 1641 Eden Road, Millville, NJ 07803

**8,000 SF**

TRUCK  
TERMINAL



### SITE PLAN



**FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE BROKERS:**

**Dan Badenhausen**  
dan.badenhausen@lee-associates.com  
C 908.472.3869

**Andrew Stypa**  
andrew.stypa@lee-associates.com  
C 732.996.6607

**Ryan Mojares**  
rmojares@lee-associates.com  
C 732.503.1946

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. Buyer acknowledges that Lee & Associates - WBE, LLC ("Broker") has not verified the information contained herein and does not make any representation about its accuracy. Buyer should confirm information contained in the Offering using its own sources. No liability of any kind is to be imposed on Broker herein.