



Offering Memorandum

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1400 N Mill Rd, Vineland, NJ

~40,000 SQFT | 8.04 AC | Industrial | Zoning I-B



Located minutes from Route 55, this heated and insulated 40,000± sq. ft. warehouse sits on 8± acres. The facility features five drive-in doors (four 12'x12', one 12'x14'), 3-phase power, 64 kW solar, ceiling heights of 18.7'-19.8', plus a specialized 35.5' clear-height section. The property is fitted with sprinklers, fully fenced, and secured with 32 cameras and motion detection. Additional highlights include a truck scale, portable loading docks, EV charging, 24-hour access, two bathrooms (one with locker room), office space, and 18 vehicle/customer parking spaces out front. Offered for sale or lease (build-to-suit), this property delivers a rare opportunity to acquire a highly functional, secure, and strategically located warehouse in South Jersey.

Property Type	Industrial
Property Subtype	Warehouse
Warehouse Area	40,000 sqft. +/-
Office Area	1,000 sqft. +/-
Taxes	\$26,586
Year Built	2004
Lot Size	8.04 AC

Offering (Sale)

Price : \$5,500,000

Inclusions : Sprinkler System and Solar System

Exclusions (Negotiable) : Security Cameras, Truck Scale, Baler, Shredder, Conveyor, Business Equipment, and Personal Property

Offering (Lease)

Lease Type :Triple Net (NNN)

Base Rent : \$11.00/SF

General Operating Expenses (OPEX) : \$1.25/SF

- Taxes = \$26,586
- Insurance = \$23,000

Base Rent :

40,000 SF × \$11.00 = \$440,000/year (\$36,667/month)

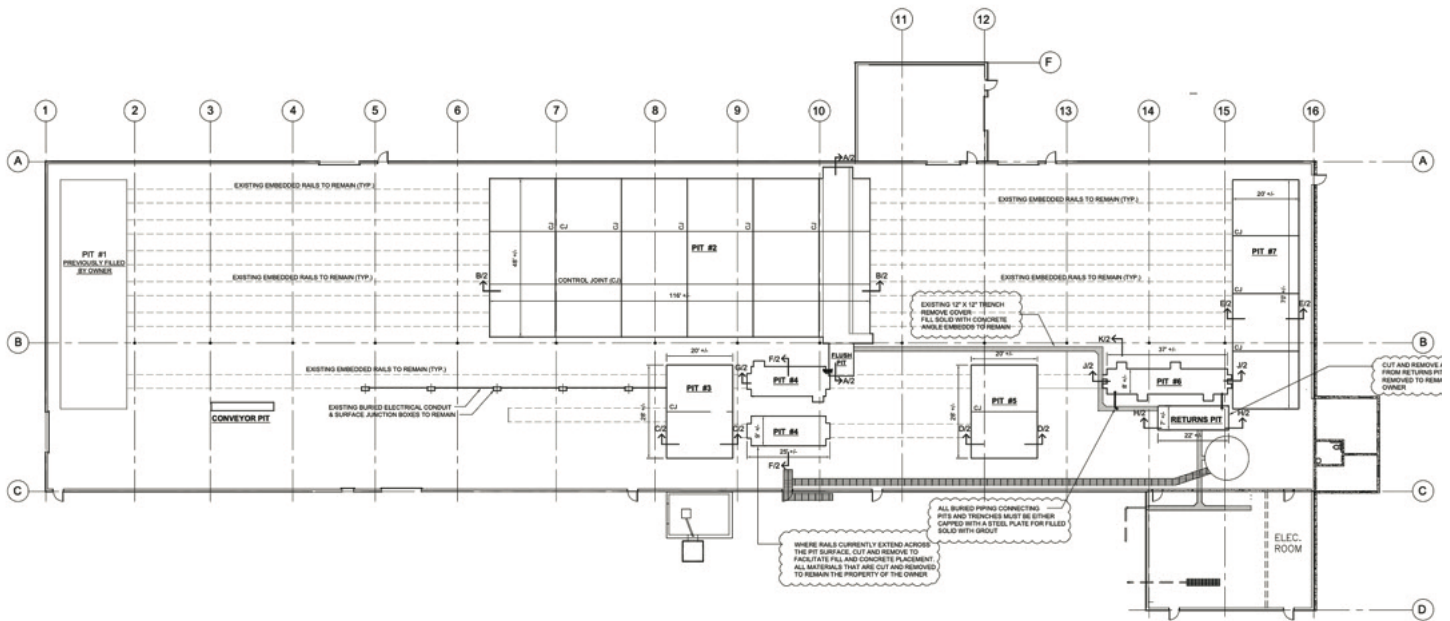
Estimated OPEX :

40,000 SF × \$1.25 = ~\$50,000/year (\$4,167/month)

Estimated Lease Amount: :

\$12.25/SF/Annual = \$490,000/year (\$40,834/month)

Floor Plan



**EXISTING FLOOR PLAN
(MEZZANINE NOT SHOWN)**
SCALE: 1/16" = 1'-0"

SCOPE & SPECIFICATIONS

1. MEZZANINE HAS BEEN PREPARED TO INFILL EXISTING PITS, TRENCHES AND ANY OTHER FLOOR OPENINGS AND PROVIDE A SMOOTH LEVEL WORKING SURFACE FOR USER.

2. RISE (ELEVATED) TROLLEY RAILS, HANDRAILS, STAIRS, PIT COVERS AND ETC. SHOULD NOT HINDER INFILLING OF THE OPENINGS SHALL BE REMOVED AND STORED AT THE OWNER'S DIRECTION.

3. RISERS (ANGLES, RAILS, ETC.) THAT ARE EMBEDDED IN CONCRETE SHALL REMAIN. THEIR LOCATION, SIZE OR SHAPE WILL HAVE A NEGATIVE IMPACT ON THE INFILL CONCRETE.

4. NEW CONCRETE WILL BE PLACED OVER AN EXISTING CONCRETE SURFACE OR EMBEDDED STEEL ITEM. THE DEPTH OF NEW CONCRETE SHALL NOT BE LESS THAN 4". MINIMUM TO BE LESS THAN 4". THE EXISTING CONCRETE OR STEEL SHALL BE REMOVED TO PROVIDE A MINIMUM NEW CONCRETE DEPTH OF 8".

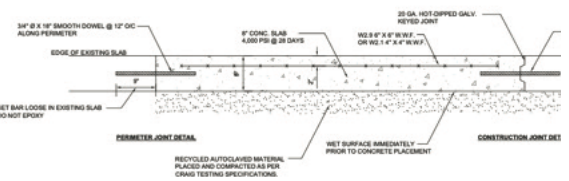
5. ALL EMBEDDED TROLLEY RAILS, ELECTRICAL CONDUIT AND SERVICE BOX SHALL REMAIN, AS REQUESTED BY THE OWNER.

6. INFILLING ANY PIT, IT IS RECOMMENDED THAT AN AREA OF THE PIT SLAB BE FILLED (8" DIA.) AND FILLED WITH STONE TO PROVIDE A DRAIN IN THE EVENT WATER INFILTRATES THE INFILLED AREA. ONE CORE-DRILLED DRAIN SHALL BE PLACED AT EACH PIT, WITH THE EXCEPTION OF PIT #2 (B - REQUIRED) AND PIT #7 (D - D). PLACE A LAYER OF FILTER FABRIC OVER THE TOP OF THE DRAIN PRIOR TO INFILLING.

7. INFILL SHALL BE BACKFILLED WITH CRUSHED AUTOCLAVED CONCRETE MASONRY BRICK BACKFILLING AND COMPACTION PROCEDURE SHALL BE AS ESTABLISHED BY TESTING LABORATORIES. A MINIMUM COMPACTION OF 95% OF THE MAXIMUM DENSITY (ASTM D-1557) IS REQUIRED.

8. 12" OR LESS OF FILL MATERIAL IS REQUIRED TO ACHIEVE THE PROPER DEPTH. THE FILL MATERIAL SHALL CONSIST OF EITHER 3/4" CLEAN WASHED STONE OR CONCRETE AND NOT RECYCLED AUTOCLAVED MATERIAL.

9. DOWEL INTO THE PERIMETER OF ALL PITS (4 SIDES) WITH #6 (3/4" Ø) SMOOTH DOWELS SPACED AT 12" O.C. THE DOWELS SHALL BE 18" LONG AND EXTEND INTO BOTH THE NEW AND EXISTING CONCRETE 9".
10. CONTRACTION JOINTS SHALL NOT BE SPACED MORE THAN 20' O.C. CONVENTIONAL SAW-CUTS SHALL BE 2" IN DEPTH. REDUCED CONTRACTION JOINT DEPTHS ARE PERMITTED WITH EARLY ENTRY (SOFF CUT) MACHINES.
11. CONSTRUCTION JOINTS SHALL BE HOT-DIPPED GALVANIZED 20 GA. KEYED METAL JOINTS AS INDICATED IN THE PLAN DETAILS.
12. WET THE SURFACE OF THE FILL MATERIAL IMMEDIATELY PRIOR TO CONCRETE PLACEMENT.
13. ALL CONCRETE SHALL BE A MINIMUM OF 4,000 PSI AT 28 DAYS WITH A SLUMP RANGE OF 4" - 6". IF GREATER SLUMPS ARE DESIRED BY THE CONTRACTOR, WATER REDUCING ADMIXTURES (SUPERPLASTICIZERS) SHALL BE INTRODUCED INTO THE CONCRETE MIX DESIGN.
14. ALL REINFORCING STEEL SHALL BE OF GRADE 60 BAR. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A1064.
15. ALL SLABS SHALL BE CURED IN ACCORDANCE WITH STANDARD PRACTICE FOR THE WEATHER AT THE TIME OF CONSTRUCTION.

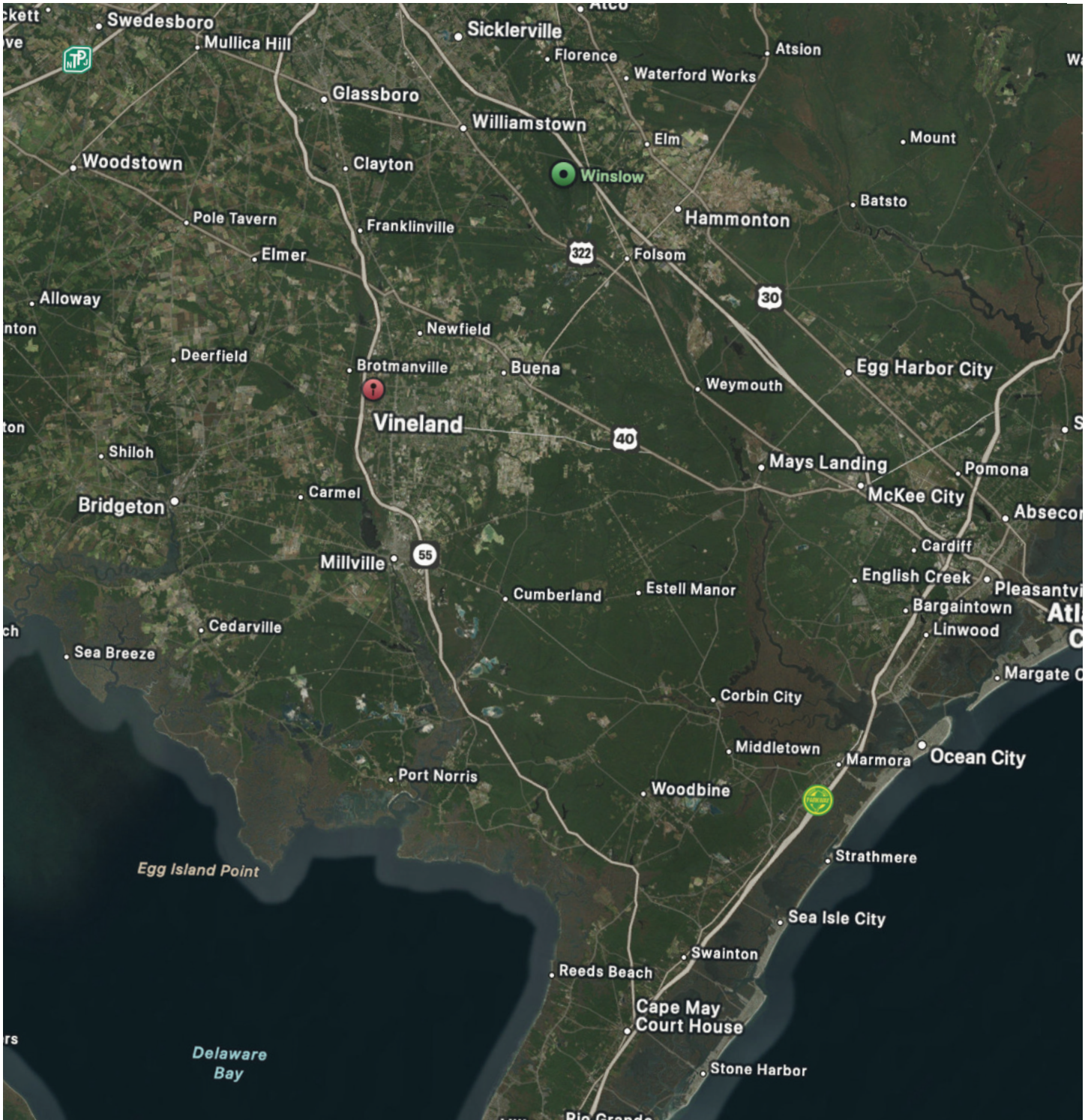


SLAB INFILL DETAIL
(SEE SHEET #2 FOR MORE INFORMATION)

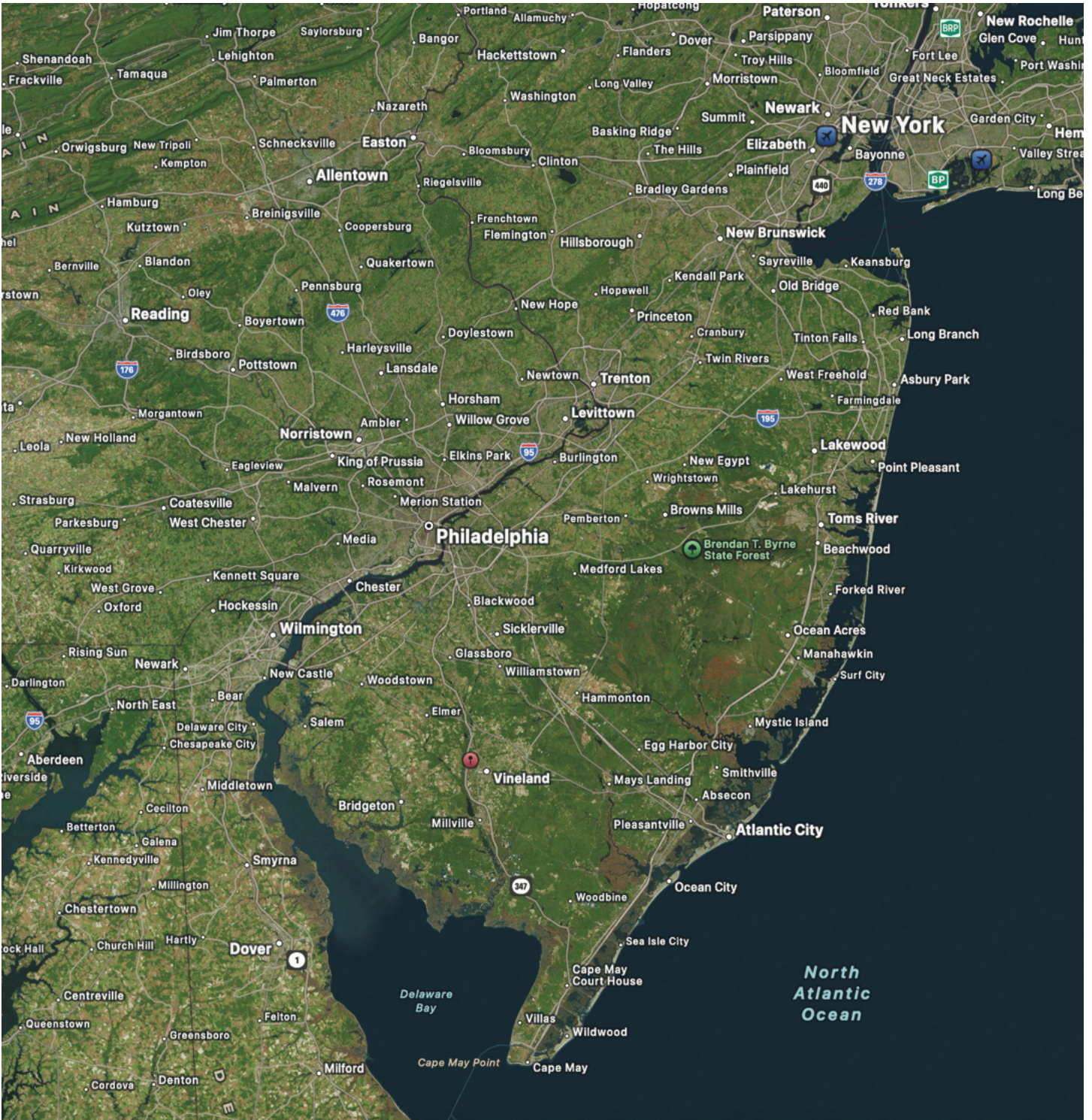
Property Photos



Location Map



Overview Map



ABOUT US



Our Team is a dynamic group of full-time Real Estate Brokers with OMNI Real Estate Professionals, led by John Kelly, Broker of Record, Owner, and Justin Kelly, Broker-Associate, Manager, both of whom have deep roots in the New Jersey and Pennsylvania regions.

As a client, you will benefit from our unwavering commitment to exceed your expectations, driven by our vast knowledge of the local area, years of productive experience, strong negotiating skills, and proven marketing strategies. Our impressive industry relationships enable us to navigate even the most complex real estate transactions with ease and confidence.

We take pride in our devotion to the clients and communities we serve, ensuring that you remain well-informed, confident, and comfortable throughout the entire transaction. Our excellent communication skills and real-time updates via phone call, email, and text message ensure that you are always informed and up-to-date.



THE TEAM

Advice You Can Trust. Services You Can Rely On.

Whether you are buying, selling, leasing, investing or relocating your business, our team is committed to helping you achieve your goals. Align yourself with experienced and full-time Real Estate Brokers you can trust—choose our team for all your real estate needs.



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THANK YOU



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