

5 MAPLE
AVENUE

**INDUSTRIAL PROPERTY FOR SALE IN
CEDARVILLE, CUMBERLAND COUNTY, NJ
128,000 SF ON 58.59 ACRES**

NEW PRICING AT \$9,995,000



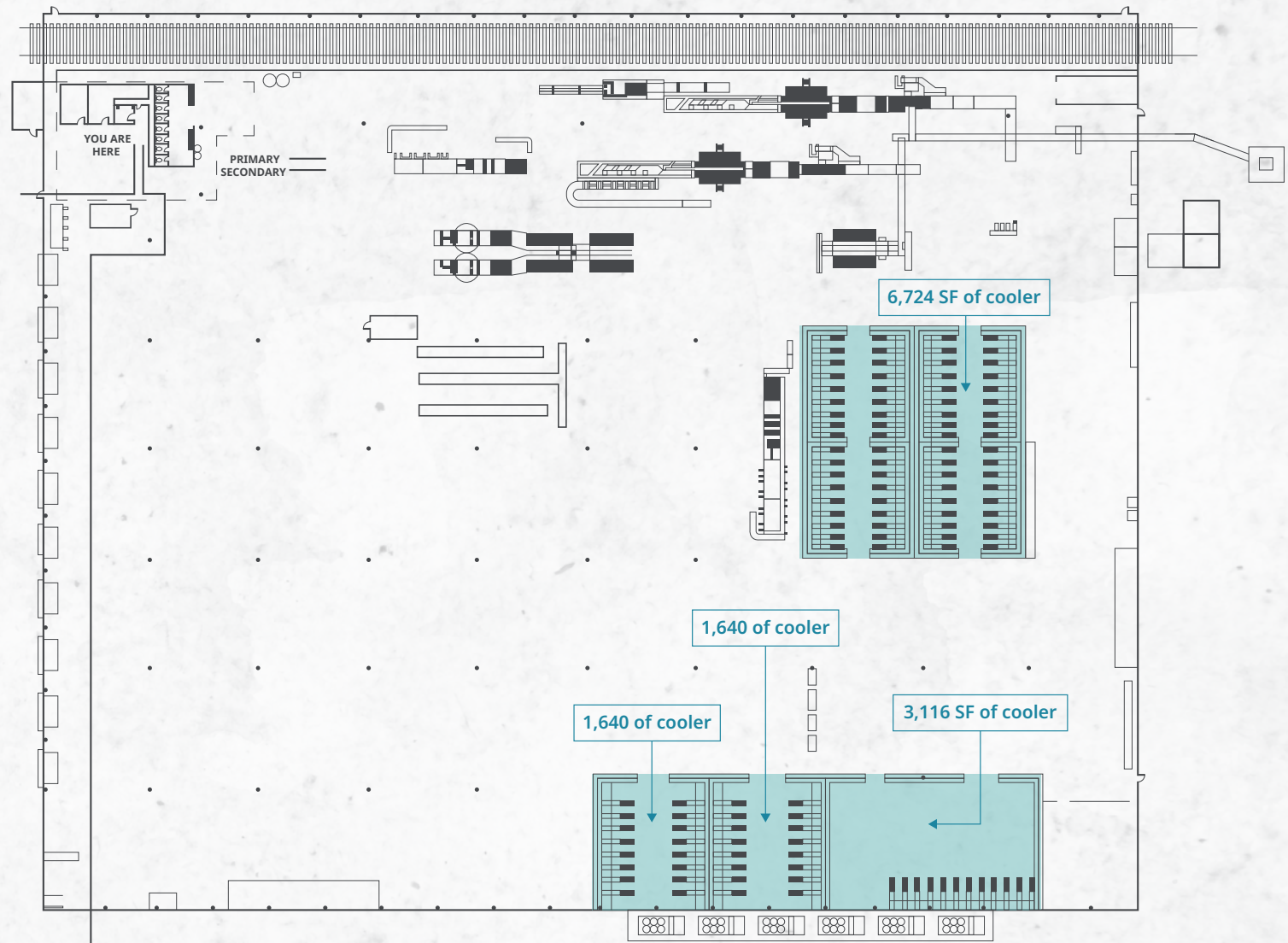
NEWMARK

5 MAPLE AVENUE

SIZE	128,000 SF 58.59 Acres
CONSTRUCTION	Block and metal panel exterior
CLEAR HEIGHT	34' under beam
LOADING	10 tailgate dock doors
DRIVE-IN DOORS	1 (12' W x 14'H)
COOLER SIZE	13,120 SF total in 7 rooms
COOLERS 1-4	50° in 4 rooms totaling 6,724 SF
COOLERS 5-7	33° in 3 rooms totaling 6,396 SF
COOLER PALLET POSITIONS	144 pallet positions; cooler 5 has 246 pallet positions
COLUMN SPACING	40' x 40'
RAIL	Property has active rail spur
HVAC	Warehouse Heat (propane)
ROOF	Mechanically fastened PVC membrane
SOLAR	600KW 480V 3 Phase
SPRINKLER	Wet System Ordinary Hazard
ELECTRIC	Dual 480V, 3 phase services
TAXES	\$50,872 (2025)
ZONING	Village Industrial/Commercial
PARKING	50 unmarked spaces



BUILDING PLAN



NEWMARK

FOR MORE INFORMATION

Jim Mullarkey

Executive Managing Director
c 610-608-8998
james.mullarkey@nmrk.com

Kurt Montagano

Senior Managing Director
c 609-471-0870
kurt.montagano@nmrk.com

Connor Montagano

Associate
c 609-760-4332
connor.montagano@nmrk.com

40 Lake Center Executive Park
401 Route 73 North
Suite 120
Marlton, NJ 08053
T 856-334-2100

nmrk.com

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