

1289 S. DELSEA DRIVE

Vineland, NJ 08360

-  FOR SALE
-  FLEX / RETAIL
-  12,000+/- SF



PROPERTY INFORMATION

WAREHOUSE - 4,000+/- SF
- Ceiling Height: 19' clear; 21' to deck
- Loading: (2) 10'x10' roll-up doors

SHOWROOM - 2,800+/- SF
- Reception area
- Restroom
- Ceiling Height: 11'5" clear

SHOP - 4,900+/- SF
- Bathroom/locker room
- Mechanical room
- Ceiling Height: 18'6" clear
- Loading: (8) 10'x12' roll-up doors

2ND FLOOR OFFICE - 700+/- SF
- 3 private offices
- 2 restrooms

Zoning: B3 - Business

Location: 2.7mi to Route 55, 7mi to Route 40, 18mi to AC Expressway

OFFERING SUMMARY

Lot Size:	1.7+/- Acres
Building Size:	12,000+/- SF
Real Estate Taxes:	\$21,982 (2024)
Power:	3 Phase electric
Utilities:	Public water & sewer
S. Delsea Drive Traffic Counts:	19,389 VPD

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,091	14,083	28,108
Total Population	5,180	38,007	71,211
Average HH Income	\$58,920	\$65,117	\$76,231

FOR MORE INFORMATION


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