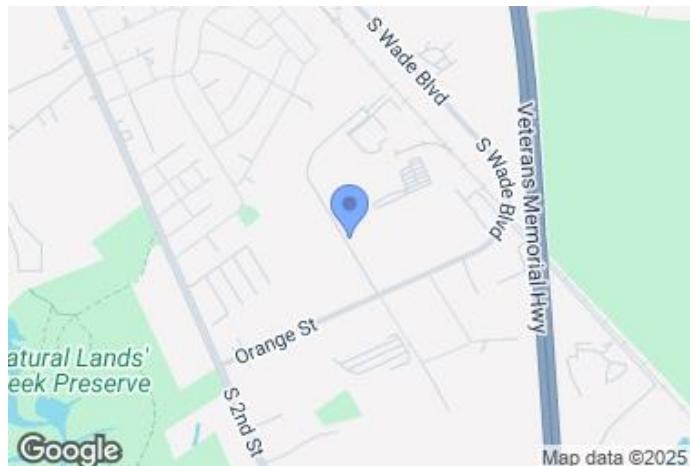


Property Flyer

1801 Eden Rd, Millville, NJ 08332

\$1,700,000



MLS #: NJCB2027758

Price/Sq Ft: \$55.23

Type: Industrial

Building SqFt: 30,780 / Estimated

Business Type: Warehouse

Remarks:

Prime industrial opportunity totaling $\pm 30,780$ sq. ft. across three warehouse buildings in Millville's established Industrial Park—just minutes from Rt-55. Currently operated as a fulfillment and distribution center, this property offers flexible options for owner-users, investors, or logistics companies. The facility features 8 loading docks, 3 drive-in doors, 1200 amps / 600 volts / 3-phase power, wet sprinkler fire-suppression system, and 20-30 on-site parking spaces. Ceiling heights range from 18-20 ft., and all buildings include insulated walls with a mix of warehouse, packing, and storage areas. Heat is natural gas. Additional features include multiple office/room areas, bathrooms in each building, and mixed door sizes (8x10 and 10x16) with levelers (some condition-noted). Roofs on Buildings 1 & 2 were replaced in 2016; Building 3 roof has not been replaced but does not leak. Business Opportunity: The existing fulfillment operation may be purchased separately for \$200,000, and related equipment (racking, forklift, pallet jacks, etc.) is negotiable. Buyers may purchase the real estate alone or combine it with the business depending on operational needs. A rare offering in a high-demand industrial market—ideal for logistics, warehousing, manufacturing, or expansion users. Shown by appointment.

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