



31,400 SF FLEX/WAREHOUSE BUILDING AVAILABLE FOR SALE



1740 EAST OAK ROAD | VINELAND, NJ



Wolf Commercial Real Estate
www.WolfCRE.com



PROPERTY DETAILS & HIGHLIGHTS

Property Address:	1740 East Oak Road, Vineland, NJ 08361
Property Type:	Flex/Warehouse
Lot Size:	+/- 3.1 acres
Building Size:	31,400 SF
Price:	\$1,100,000

PROPERTY OVERVIEW

- 31,400 SF warehouse on 3.1 acres, including 7,400 SF of office space available for sale
- Expansive warehouse with ceiling heights between 17'-20' clear
- 2 tailgate loading docks with 8'x10' doors and levelers
- 2 drive-in docks with 14'x14' & 9'x10' doors
- 800 Amp Power, 480 Volts, three phase electric service
- T-5 lighting throughout facility
- Gas-fired, ceiling space heaters in the warehouse
- Secure, fenced lot with surveillance system for entire property
- Zoned B-3 Commercial (City of Vineland)
- Meticulously maintained property with mature landscaping
- Large open-aired/covered additional outdoor storage in rear of lot
- Over 50 parking spaces, newly sealed lot

LOCATION OVERVIEW

Great location on East Oak Road and Main Road with convenient access to Routes 55 & 30 (Harding Highway) and the Atlantic City Expressway



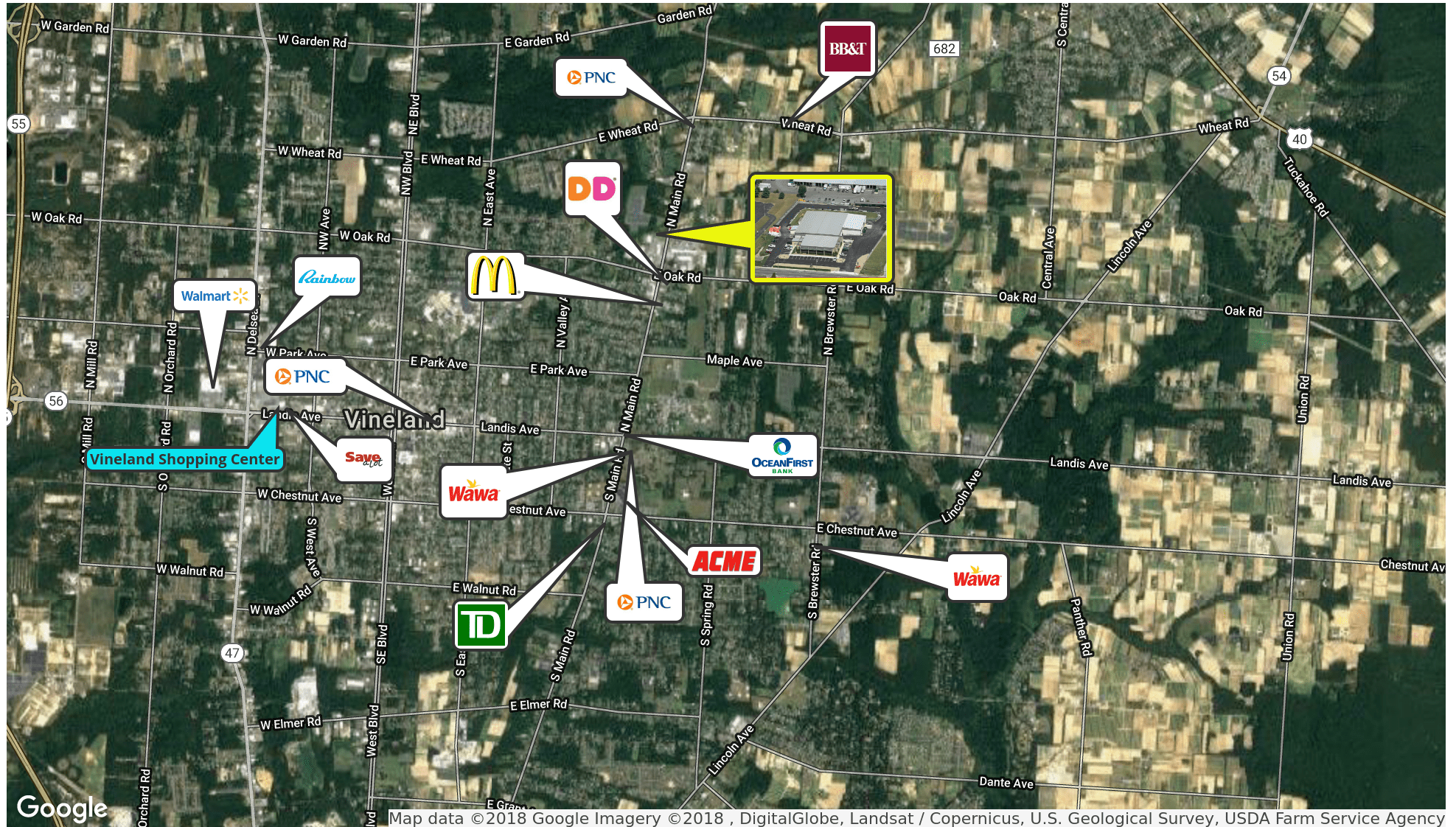
Contact Us

Ryan Barikian
Senior Associate
856.857.6307
ryan.barikian@wolfcre.com

April Loomis
Senior Associate
856.857.6308
april.loomis@wolfcre.com

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

RETAILER MAP



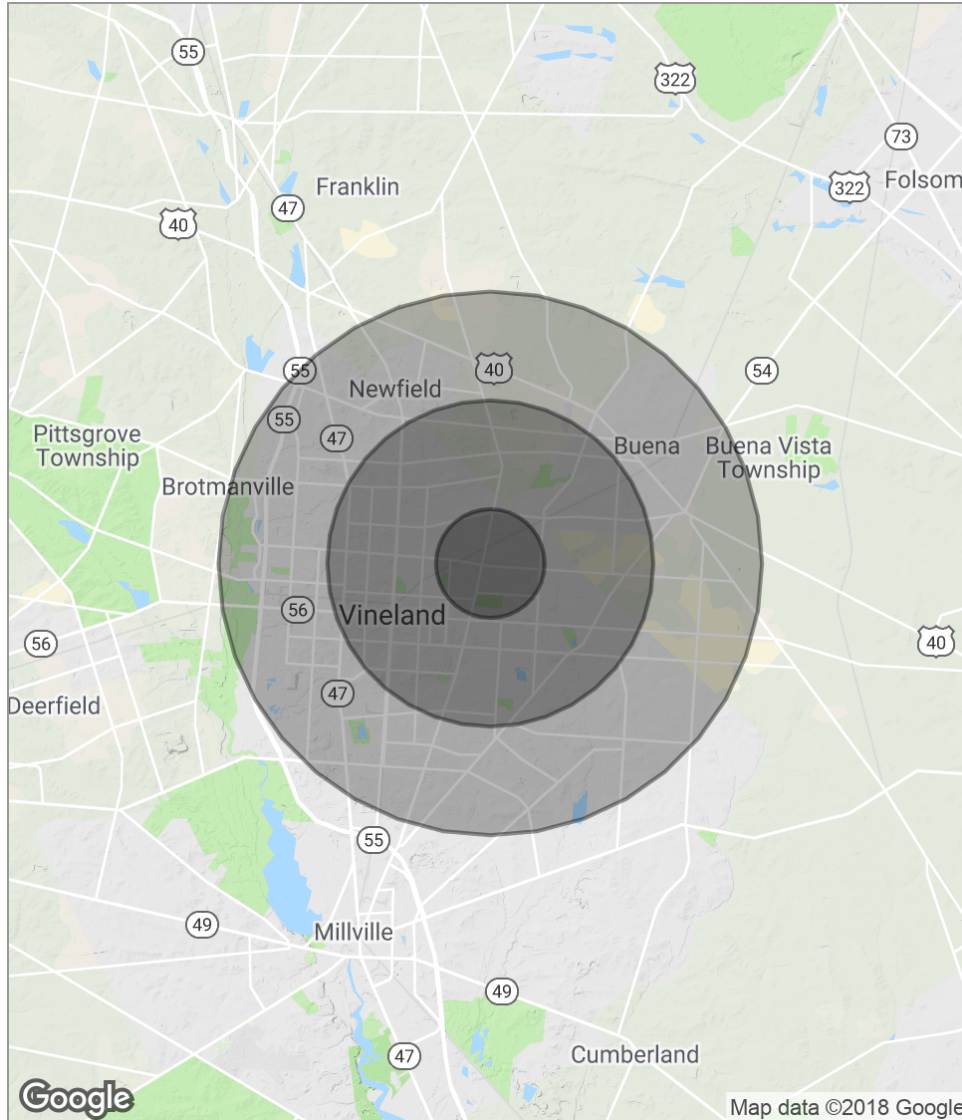
The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

ADDITIONAL PHOTOS



The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,709	42,413	78,744
Median age	39.3	37.2	37.0
Median age (male)	37.9	35.1	35.1
Median age (Female)	41.4	39.2	38.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,646	14,848	27,352
# of persons per HH	2.9	2.9	2.9
Average HH income	\$68,481	\$65,239	\$66,967
Average house value	\$175,655	\$199,381	\$201,119

** Demographic data derived from 2010 US Census*

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.