

227 DELSEA DRIVE

Sewell, NJ



HIGHLY VISIBLE FLEX PROPERTY FOR SALE

+/- 10,000 SF

+/- 1.99 acres

PROPERTY FEATURES

- Price: Call for information
- Zoning: Commercial Industrial
 - Delsea Drive Redevelopment
- 6 Drive-in bays
- Fully conditioned interior
- Abundant parking
- Newer facade and parking lot
- Open floor plan with 6 offices
- New electrical compressor
- Epoxy concrete floors
- 45 parking spaces
- Close proximity to Routes 55, 42, 45, and 322



PROPERTY PHOTOS

EXTERIOR - BAYS



PAVER PATIO AREA



INTERIOR WAREHOUSE

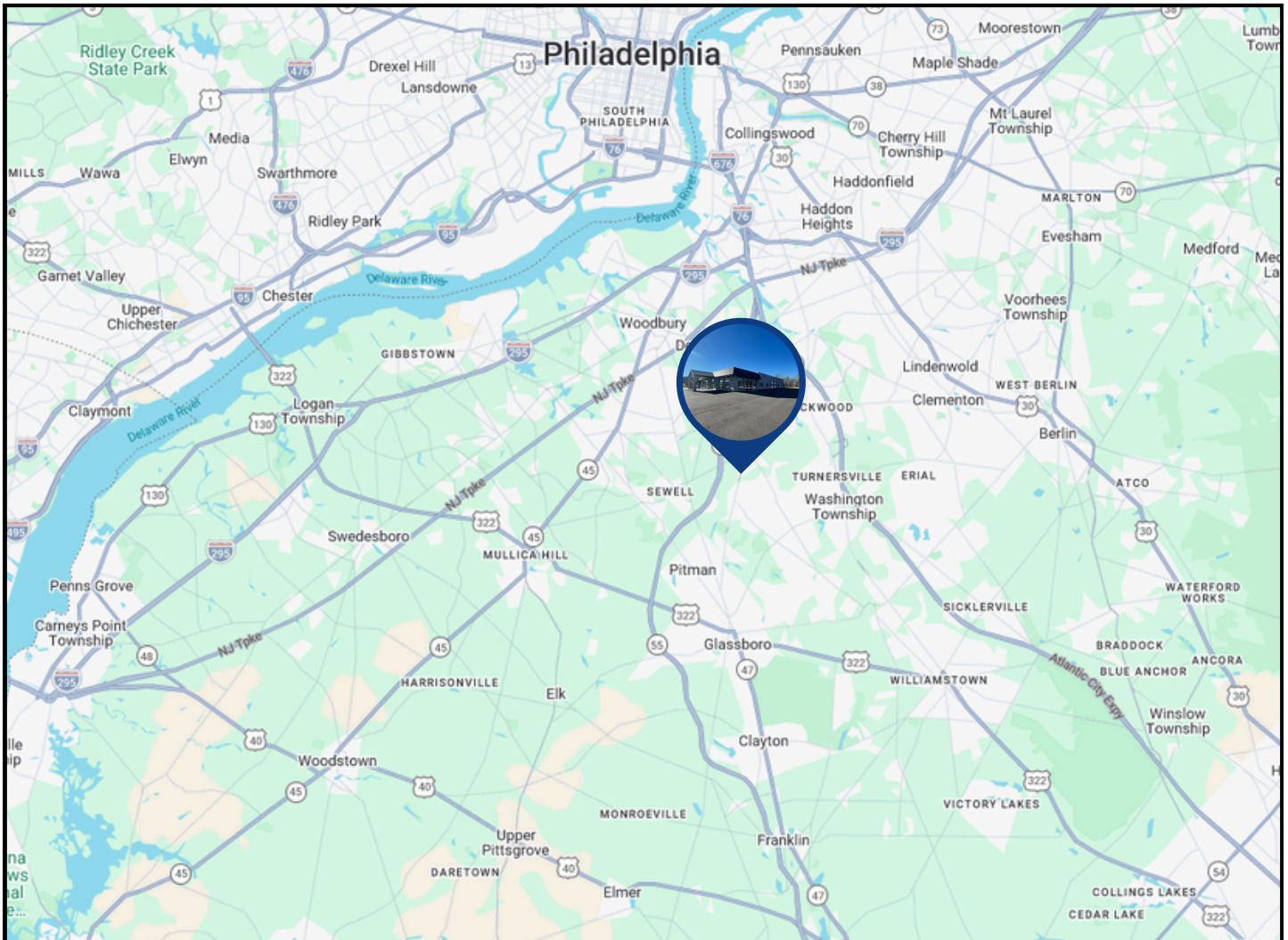


INTERIOR SHOWROOM



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.

LOCAL MAP



DISTANCES

Philadelphia	16 miles
Delaware	27 miles
Atlantic City	50 miles
Route 45	1 mile
Route 55	2 miles
Route 322	3 miles
Route 42	6 miles
AC Expressway	8 miles
I-295	5 miles
NJ Turnpike	14 miles

Situated along Delsea Drive, a key corridor linking Philadelphia, Delaware, and Atlantic City, this property offers exceptional accessibility for travel and logistics-driven users. With direct access to Route 45 and minutes from Route 55, Route 322, and I-295, the location supports efficient vehicle movement, service operations, and regional distribution making it particularly well-suited for automotive, contractor, or flex users.

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