

## Warehouse Space For Lease

### Modern Class A Space

**3254 N. Mill Road  
Vineland, New Jersey**

#### **Description:**

Modern warehouse / distribution facility with insulated metal panel and exterior masonry walls situated in the Vineland Industrial park. Close to Route 55. This Class A warehouse facility is available April of 2012.

#### **Size:**

- 33,761 SF available
- Total SF of Building 269,500

#### **Zoning:**

- I-1 Industrial

#### **Benefits:**

- Located in the Urban Enterprise Zone

#### **Parking:**

- 32 automobile parking spaces
- 8 trailer spaces

#### **Utilities:**

- Public water, sewer, electric and gas

#### **Sprinkler System:**

- Wet

#### **Power:**

- 800 amp, 3 phase, 4 wire service

#### **Other Features:**

- 28-30' clear height
- 55' x 55' column spacing
- 4/ 8' x 10' dock-high truck doors
- 2/ 10' x 12' drive in door.
- 1/ 14' x 16' drive in door
- 3,000 SF showroom, and office with restroom facilities



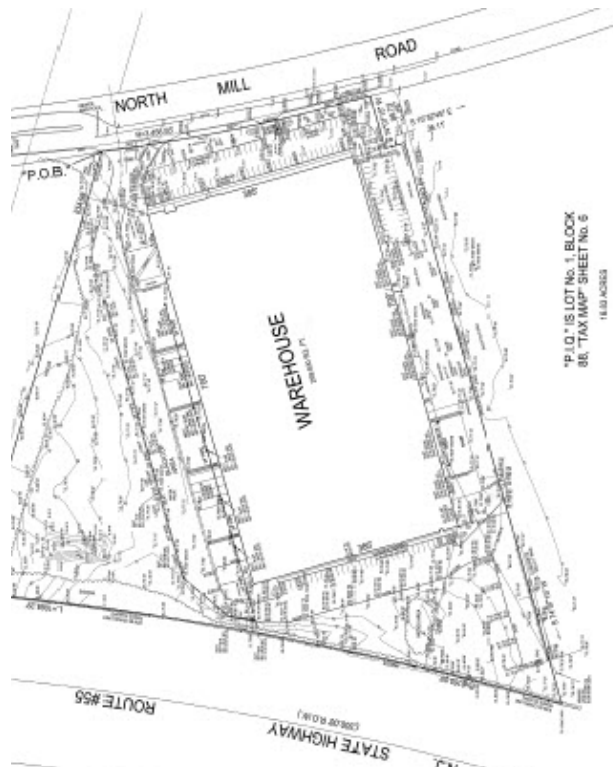
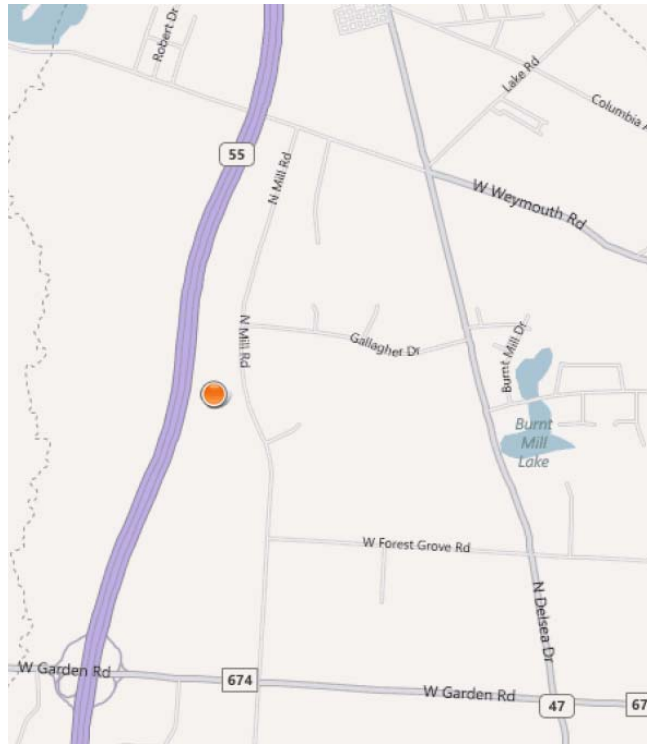
**VINELAND CONSTRUCTION COMPANY**

71 West Park Avenue  
Vineland, New Jersey 08360  
856.794.4500



# Vineland Construction Company

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