

Available Warehouse with Rail Service

51 W. Park Avenue

Vineland, New Jersey

GENERAL INFORMATION:

- 270,000 square foot warehouse/distribution facility on 10 acre lot
- Building serviced by both rail and truck
- Includes 5 acre paved, fenced-in and lit lot with 24/7 personnel operating entrance gate
- Generous economic benefits including UEZ
- 10 minutes driving time to State Route 55

SITE:

- Rail spur on south side of 200' deep building; truck loading on north side
- Rail serviced by CSX
- Truck loading contiguous to ample trailer storage in secure yard
- Ample parking for employees in paved lot outside of yard

BUILDING:

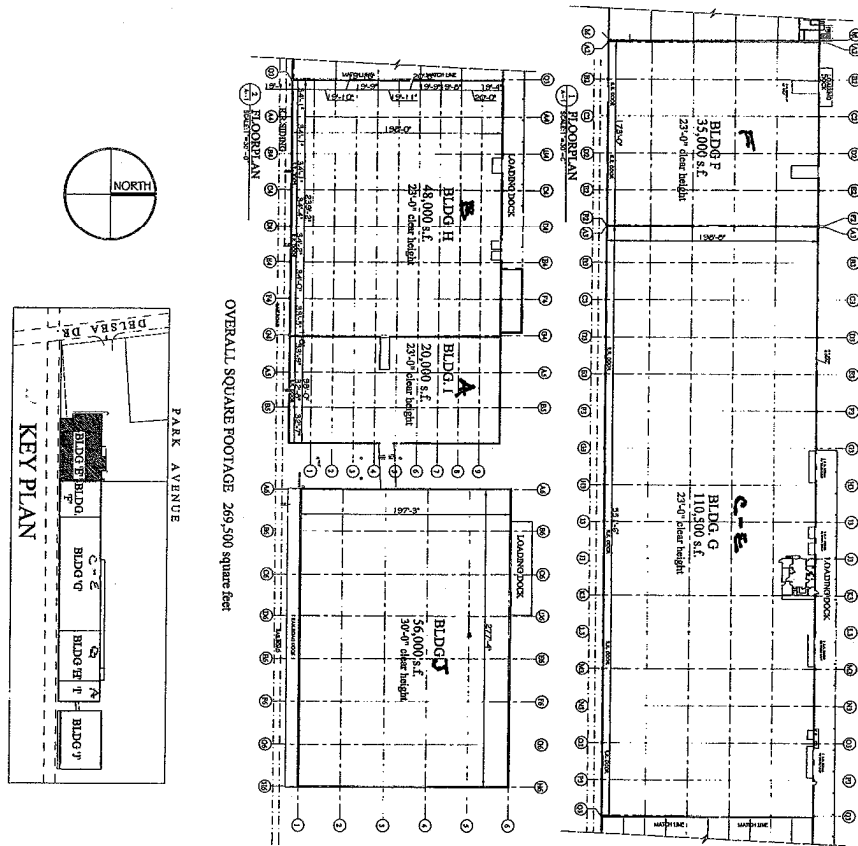
- New roof (2011)
- Substantial energy savings from new solar panel array on roof (2011)
- Building divisible into sections
- Full sprinkler (dry) system throughout building
- Docks 86' x 19', 519' x 19' and 38' x 19' providing significant room for trucks
- 6" -8" concrete floor slab
- 23' -30' clear height
- 40' x 40' bay dimensions
- 10 rail doors (14' x 14') on south side of building

- Exterior loading docks for 25 tailgate truck positions on north side of building
- 2 drive-in, at-grade loading doors
- Gas-fired heating units
- Public utilities available (electric, gas, water and sewer)
- Racking with 3400 positions available
- 2500 square feet office area, break rooms, and men's and women's rest rooms



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