

## **FOR LEASE**

**301 N. 4<sup>th</sup> STREET, VINELAND, NJ**  
**(Corner 4<sup>th</sup> & Pear Streets)**  
**CUMBERLAND COUNTY**

### **SIZE**

- 43,750 sf
- Office space: 6,173 sf

### **LAND AREA:**

- 2.81 Acres

### **ZONING:**

- Non-conforming industrial use under Vineland Center City Redevelopment Plan

### **BENEFITS:**

- Located in the Urban Enterprise Zone.
- Convenient to Route 55 and Delsea Drive

### **PARKING:**

- 23 spaces

### **SPRINKLER SYSTEM:**

- Wet

### **POWER:**

- 3 Phase @ 480 Volts with 600 amp capacity

### **UTILITIES:**

- Public water, sewer, electric and gas services

### **OTHER FEATURES:**

- 18' Ceilings
- Air Conditioned Office space

### **BUILDING DESCRIPTION:**

Industrial Warehouse facility with retail showroom and office space. Includes 29,000 sf fenced-in and paved yard area.



**VINELAND CONSTRUCTION COMPANY**

71 West Park Avenue  
Vineland, New Jersey 08360  
856.794.4500