

# 500 W. ELMER ROAD

FOR SALE

## 500 W. ELMER ROAD

VINELAND, NJ



<b>WATER / SEWER:</b>	City of Vineland, NJ +/- 1 million gallons/day No connection fee On-site waste water treatment
<b>FLOORS:</b>	Floor drain system throughout
<b>POWER:</b>	69kV main with 13kv backup
<b>GAS:</b>	South Jersey Electric
<b>RAIL:</b>	Active spur serviced by CSX 5 exterior loading doors
<b>ZONING:</b>	I-3
<b>TAXES:</b>	\$0.61/psf (\$354,000)
<b>INCENTIVES:</b>	Grow New Jersey Urban Enterprise Zone

<b>PROPERTY TYPE:</b>	Industrial / Manufacturing / Processing / Distribution
<b>BUILDING SIZE:</b>	580,000 SF
<b>LAND:</b>	68 Acres
<b>YEAR BUILT:</b>	1970, renovated 1990 Office expansion 2011
<b>OFFICE SPACE (employee service):</b>	27,000 SF
<b>WAREHOUSE / DISTRIBUTION:</b>	369,800 SF (28' - 30' clear)
<b>PRODUCTION SPACE:</b>	170,000 SF
<b>COLUMN SPACING:</b>	Varies throughout
<b>CLASS:</b>	Food grade
<b>SPRINKLER:</b>	100% Wet (100,000 gallon reserve tank)
<b>FREEZER AREA:</b>	8,000 SF
<b>COOLER AREA:</b>	4,300 SF
<b>DOCK DOORS:</b>	58
<b>TRAILER:</b>	132
<b>PARKING:</b>	162
<b>EMPLOYEE PARKING:</b>	300
<b>LIGHTING:</b>	T5



### AREA AMENITIES INCLUDE

<b>RESTAURANTS</b> Chili's McDonald's Dunkin' Donuts KFC Wendy's Taco Bell Arby's Longhorn Steakhouse Texas Roadhouse Bob Evans	<b>HOTELS</b> Comfort Inn Wingate Ramada Inn Hampton Inn Holiday Inn Express Fairfield Inn  <b>PHARMACY</b> CVS Rite Aid Walgreens  <b>BANKING</b> Sun National Bank TD Bank Bay Atlantic Federal Credit Union	<b>SHOPPING</b> Kmart Walmart Super Center Toys "R Us BJ's Sprint Verizon Home Depot Cumberland Mall  <b>GOVERNMENT</b> Greater Vineland Chamber of Commerce Vineland City Municipal Court
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**68 ACRES - 580,000 SF**

**INDUSTRIAL / MANUFACTURING / DISTRIBUTION / STORAGE FACILITY**



FOR MORE INFORMATION, PLEASE CONTACT:

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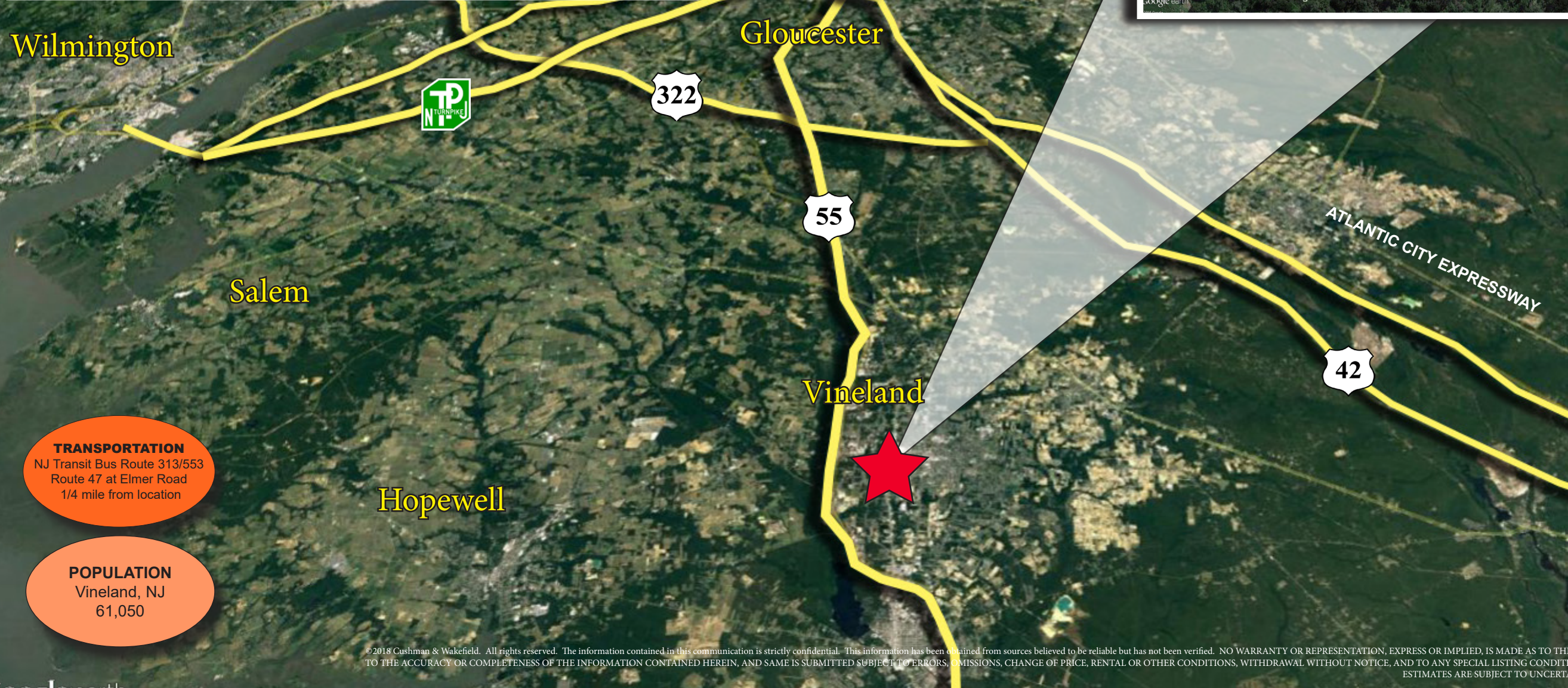
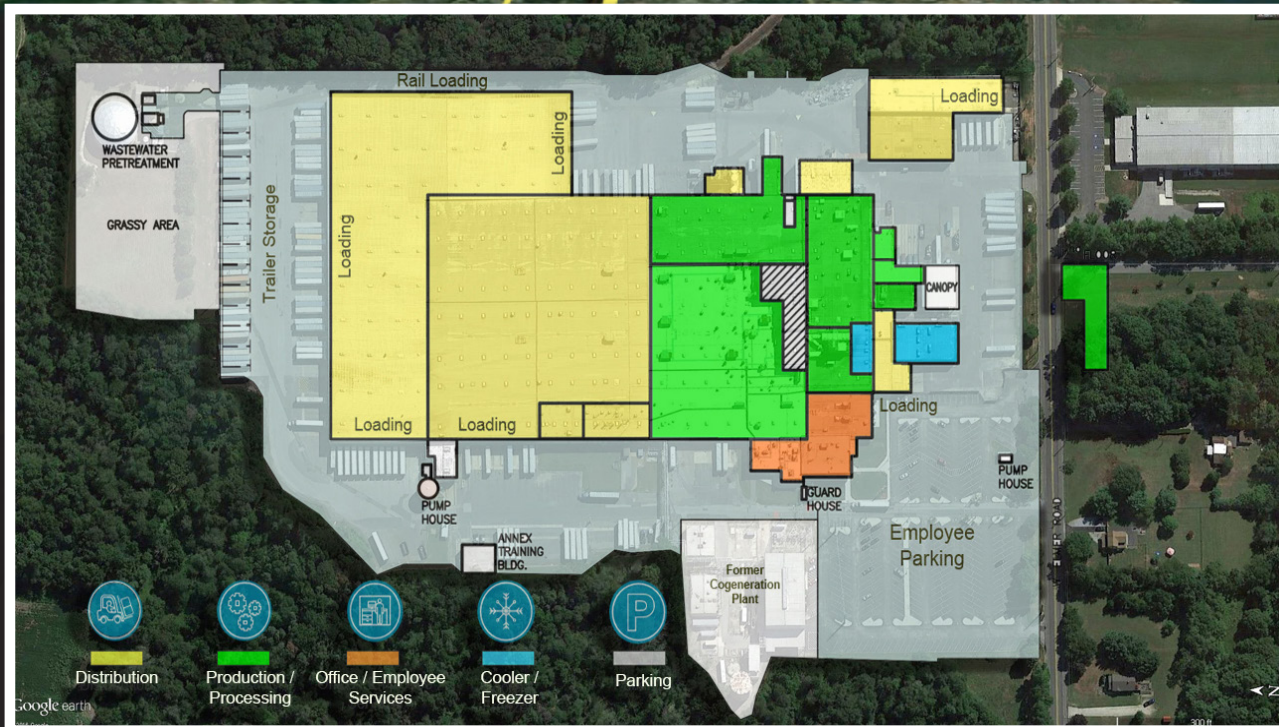
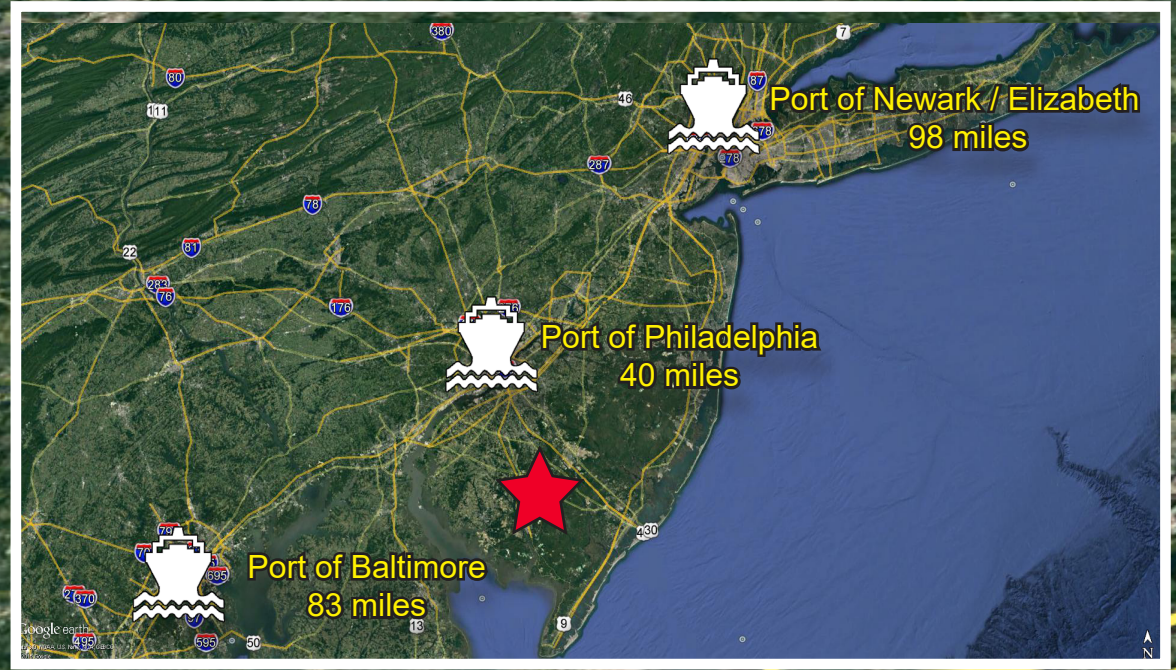
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# 500 W. ELMER ROAD - VINELAND, NJ



**TRANSPORTATION**  
NJ Transit Bus Route 313/553  
Route 47 at Elmer Road  
1/4 mile from location

**POPULATION**  
Vineland, NJ  
61,050

DRIVING DISANCES	
ROUTE 55	2 MI
ROUTE 40	7 MI
ATLANTIC CITY EXPRESSWAY	15 MI
NJ TURNPIKE	21 MI
ROUTE 322	25 MI
I-295	27 MI
DELRWARE MEMORIAL BRIDGE	29 MI
WALT WHITMAN BRIDGE	30 MI
PHILADELPHIA	35 MI

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