

AVAILABLE FOR LEASE
1403 WHEATON AVENUE
MILLVILLE, NJ 08332
57,000 SF INDUSTRIAL BUILDING



LOCATED JUST OFF ROUTE 55 AT EXIT 26

SHOWINGS BY APPOINTMENT ONLY

CONTACT

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PROPERTY HIGHLIGHTS

- Ceiling Height: 21' clear
- Column Spacing: 40' X 26'
- Construction: Built in 1951, pre-engineered building
- Doors: 4 dock doors (8' -10' with levelers)- Front of building
- Power: 225 amp, single phase
- Lighting: LED
- HVAC: Gas Reznor heat (2017)
- Sprinkler: Dry system
- Restrooms: Two (2) single person restrooms. Toilet and sink in each
- Other: Roof installed in 2017 with 20 year warranty.

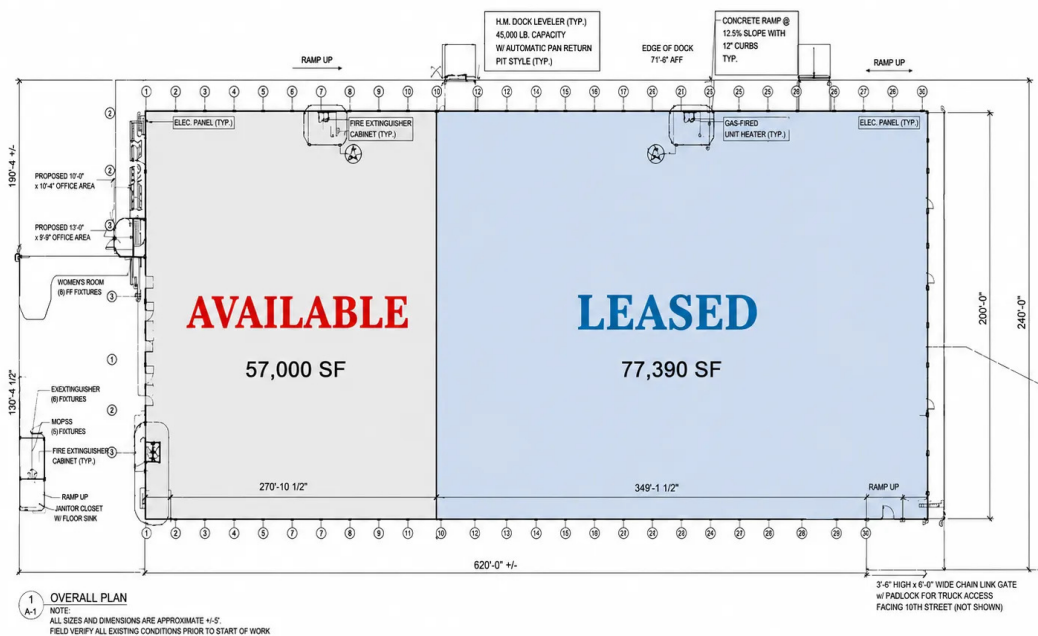
OFFERING SUMMARY

Lease Price:	\$8.95 NNN
Building Size (Avaialble)	57,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,056	10,161	21,656
Total Population	6,480	24,266	55,790
Average HH Income	\$124,533	\$113,876	\$108,566

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LOCATION MAP

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