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## OFFERING MEMORANDUM

**1801 Eden Road**  
**Millville, New Jersey**

Prepared by  
**DePalma Realty LLC**

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## EXECUTIVE SUMMARY

This Offering Memorandum presents the opportunity to acquire a multi-building industrial warehouse complex located within the Millville Industrial Park. The property consists of **three industrial warehouse buildings** currently operated as a fulfillment and distribution center.

**Total Building Area: ±30,780 sq ft (per owner-supplied notes)**

The site offers flexible warehouse configurations, multiple loading options, heavy power infrastructure, and proximity to major transportation routes, including Route 55.

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## INVESTMENT HIGHLIGHTS

- **±30,780 sq ft total building area (per owner-supplied notes)**
  - Three industrial warehouse buildings
  - Located in Millville Industrial Park
  - Minutes to Route 55
  - 8 loading docks
  - 3 drive-in doors
  - Ceiling heights approximately 18–20 feet
  - Wet sprinkler fire-suppression system
  - 1200 amps / 600 volts / 3-phase electric
  - 20–30 on-site parking spaces
  - Optional operating fulfillment business available for purchase
  - Equipment negotiable
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## PROPERTY OVERVIEW

The property includes three separate industrial warehouse structures designed to support logistics, warehousing, light manufacturing, or distribution uses. The buildings contain a combination of open warehouse space, packaging areas, utility areas, and office components.

The site layout allows for truck circulation, loading dock access, and parking, making it suitable for a wide range of industrial users.

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## BUILDING DESCRIPTIONS

The industrial complex consists of **three warehouse buildings** with varying interior configurations. All buildings are constructed for industrial use and include warehouse and support areas. Ceiling heights range from approximately **18 to 20 feet**, providing flexibility for storage, racking, and operational needs.

*(Individual building square footages are intentionally not stated.)*

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## LOADING & ACCESS

- **8 loading docks**
  - **3 drive-in doors**
  - Concrete loading areas
  - Mixed door sizes
  - Truck access and maneuvering areas
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## SITE & INFRASTRUCTURE

- Industrial zoning
  - Approximately **4.22 acres**
  - Approximately **470 feet of frontage**
  - Natural gas heat
  - Wet sprinkler system
  - Heavy electrical service
  - Insulated warehouse construction
  - Exterior concrete pads and equipment areas
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## BUSINESS & EQUIPMENT OPTION

The property is currently operated as a fulfillment center.  
**The business may be purchased separately for \$200,000.**

Warehouse equipment including racking, forklifts, pallet jacks, shelving, and related items may be negotiated separately or excluded based on buyer preference.

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## LOCATION

Millville Industrial Park offers direct access to regional transportation routes. The property is located just minutes from Route 55, providing convenient connectivity throughout South Jersey, the Philadelphia region, and surrounding markets.

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## OFFERING SUMMARY

- **Real Estate Offering: \$1,700,000**
  - **Optional Business Purchase: \$200,000**
  - **Equipment: Negotiable**
  - **Total Building Area: ±30,780 sq ft (per owner-supplied notes)**
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## PRESENTED BY

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