

Executive Summary

10-Acre Industrial Development Site with Public Utilities – Millville, NJ (\$1,300,000)

Seize a rare opportunity to acquire a expansive **10-acre industrial parcel** at [609 Orange St, Millville, NJ 08332](#). Positioned in Cumberland County's active commercial corridor, this property features flat, highly usable topography completely zoned for heavy operations. Offered at \$1,300,000, this land asset provides a strategic footprint for developers, logistics firms, or niche agricultural operators looking for immediate utility access and market connectivity.

A major advantage of this site is its **I-1 Industrial/Commercial Zoning**, which explicitly permits specialized high-yield ventures. The municipality fully permits **cannabis cultivation and processing** on-site, providing a significant edge in a highly competitive New Jersey real estate sector. [\[1, 2, 3, 4\]](#)

Property Highlights

- **10 Gross Acres (435,600 SF):** Massive, flat, and uniform acreage allows for optimized building footprints and intensive yard storage. [\[1, 2\]](#)
- **All Public Utilities Available:** Bypasses the heavy capital costs of installing basic infrastructure; public ties are ready at the site line.
- **Cannabis Cultivation Approved:** Positioned in a progressive township that greenlights commercial cannabis growing and industrial processing. [\[1\]](#)
- **Not in a Federal Flood Zone:** Rated in the favorable B/X zones, ensuring lower insurance premiums and minimal civil engineering risk.
- **Favorable Local Tax Footprint:** Current annual taxes sit at a highly manageable \$4,664. [\[1, 2\]](#)

Location & Logistics Infrastructure

Strategically situated within the Vineland/Bridgeton industrial submarket, 609 Orange Street offers rapid transit capabilities across the Philadelphia and South Jersey networks. The property connects effortlessly to **Route 55 (Exit 24)** via Wade Boulevard, creating a direct, high-speed commercial conduit north to the NJ Turnpike, I-295, and Philly metro ports.

Specifications & Property Data

- **Address:** [609 Orange St, Millville, NJ 08332](#)
- **Asking Price:** \$1,300,000
- **Zoning Designation:** I-1 (Industrial / Commercial)
- **Parcel ID / APN:** 10-00581-0000-00004
- **Permitted Configurations:** Fleet Logistics, Multi-Tenant Flex-Warehouse, Manufacturing Facility, Greenhouses/Cultivation. [[1](#), [2](#), [3](#), [4](#)]