

# Berger Realty

Since 1928



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1103 Sherman  
Vineland, NJ 08360

Asking \$625,000.00



## COMMENTS

Excellent owner-user or investment opportunity in Vineland's expanding professional corridor. This 3,800 sq ft shell space is located in Building 3 of the 1103 W Sherman Ave professional complex and offers a blank canvas for customization, ideal for medical, wellness, legal, or professional office use. The building is part of a modern, well-maintained complex with strong curb appeal, generous parking, and consistent visibility from Sherman Ave. With flexible interior layout options and utility-ready infrastructure, the space allows buyers to build out to exact specifications and create a tailored environment to suit their operational needs. Strategically positioned just minutes from Inspira Medical Center and close to Routes 55 and 47, this location is well-connected and perfectly suited for businesses looking to grow in one of South Jersey's most active healthcare and business hubs. Offered for lease at \$20/sq ft NNN, but also available for sale, this is a rare opportunity to own space in a high-demand location with long-term growth potential and professional surroundings.

## PROPERTY DETAILS

|             |                   |                      |             |
|-------------|-------------------|----------------------|-------------|
| Exterior    | ParkingGarage     | InteriorFeatures     | Heating     |
| Brick       | 11 or More Spaces | 220 Volt Electricity | Gas-Natural |
| Frame/Wood  | Off Street        | Handicap Features    | Multi-Zoned |
|             | Paved             |                      |             |
| Cooling     | Water             | Sewer                |             |
| Central     | Public            | Public Sewer         |             |
| Gas         |                   |                      |             |
| Multi-Zoned |                   |                      |             |

