

# Berger Realty

Since 1928



Berger Realty, Inc.  
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**1289 DELSEA**  
**Vineland, NJ 08360**

**Asking \$1,750,000.00**



## COMMENTS

BEST LOCATION ON DELSEA DRIVE FOR YOUR BUSINESS, PRESENT SET UP, 8 BAY AUTO REPAIR SHOP WITH 12 FOOT OVER HEAD DOORS. AND ATTACHED 40 X171 WAREHOUSE WITH REAR 10 FOOT OVER HEAD DOOR, WITH A SECTION OF THE SPACE SET UP AS SHOW ROOM AND STORE FRONT. THERE A SECOND FLOOR OFFICE AND BATH. 3 PHASE ELECT. LED SITE LIGHTING AROUND PROPERTY, THIS PROPERTY HAS MANY USES AS ZONED B-2 AND UEZ ZONED. CLEAN ENVIRONMENTAL REPORT ON FILE. ON SITE STORM DRAIN SYSTEM CONNECTED TO CITY SYSTEM, AND VERY HANDY ACCESS ROAD TO WALNUT ROAD FOR EASY LARGE TRUCK DELIVERIES.

## PROPERTY DETAILS

|          |                       |                   |                      |
|----------|-----------------------|-------------------|----------------------|
| Exterior | OutsideFeatures       | ParkingGarage     | InteriorFeatures     |
| Block    | Loading Dock          | 11 or More Spaces | Display Windows      |
| Masonry  | Security Light/System | Off Street        | Restroom             |
|          | See Remarks           | Paved             | Security System      |
|          | Truck Door            |                   | Smoke/Fire Alarm     |
|          |                       |                   | Storage              |
|          |                       |                   | Three Phase Electric |

|            |         |          |        |
|------------|---------|----------|--------|
| Heating    | Cooling | HotWater | Water  |
| Forced Air | Central | Gas      | Public |



Ask for Norman Hartzel  
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