



Professional/Medical Office Space

994 W Sherman Ave - Vineland, NJ

Sale Price: \$1,750,000

Lease Rate: \$15 SF, NNN

Building Size: 10,600 SF

Acreage: 1.5+- Acres

Real Estate Taxes (2018): \$50,711

Key Facts:

- Turnkey Office Condo Building available in Professional Office Complex
- (6) Large Private Offices
- Open Bullpen accommodates 47 cubicles
- (2) Conference Rooms, Copy & Mail Rooms
- Training Room with seating for 16
- 70 Parking Stalls
- City Water & Sewer
- High Exposure and Traffic Counts
- Strategically located just one half mile to Inspira Hospital, Cumberland County College & Technology Education Center
- Within close proximity to Route 55 & Rt 47/Delsea Dr for easy commuting throughout Southern New Jersey



SALE OR LEASE: Unique Listing offering a 10,600 square foot Turnkey Professional/Medical office building on 1.5 acres strategically located in South Vineland one half mile to Inspira Hospital, Cumberland County College and Technology Education Center. The space features modern finishes with many extras offering the following features: spacious reception area, (6) large private offices, expansive open office area outfitted to accommodate up to 47 work stations, (2) conference rooms, and a large training room for 16 people. The site is designed to allow for 70 parking stalls based on the building footprint. Access to this location is just $\frac{3}{4}$ of a mile to Route 55 and $\frac{1}{4}$ of a mile to Route 47/Delsea Drive. This offering can be combined with an adjacent 1.1 acre lot previously approved for a 10,000 SF Building making this an excellent investment opportunity.

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