

Richland (Buena Vista Township), New Jersey

1315 Harding Highway

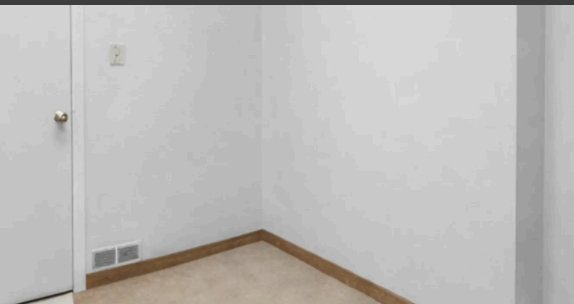


WAREHOUSE / FLEX SPACE AVAILABLE FOR LEASE

Drive-In Access • Divisible • Outdoor
Storage • Route 40 Frontage



SPACE FEATURES



- ±4,000+ SF Flex / Operations Space.
- Divisible to accommodate a wide range of tenant needs.
- Drive-In Bay (can be configured to tenant requirements).
- Extensive Onsite and Outdoor Storage Available.
- Kitchenette.
- 4 Bathrooms.
- Flexible interior layouts.
- Generous build-out allowances offered.
- Flexible lease terms and availability.
- Additional space available as necessary.

PROPERTY OVERVIEW

Highly functional $\pm 4,000+$ square foot flex/operations space available in a versatile building designed for service-based, contractor, fleet, and light operational users.

The space features drive-in access, extensive outdoor storage capability, and flexible configuration options, allowing the premises to be customized to meet the specific needs of the tenant. Divisible layouts and generous tenant improvement allowances make this an ideal solution for businesses seeking efficient, adaptable space rather than a traditional high-cube warehouse.



IDEAL USES

This space is well-suited for a variety of operational users, including:

- HVAC, plumbing, and electrical contractors
- Fire protection, alarm, and security companies
- Fleet-based service and dispatch operations
- Utility and infrastructure subcontractors
- Medical, environmental, or regulated service providers
- Storage with office or operational support
- Regional satellite offices and service hubs

This property is intended for practical, day-to-day operations rather than large-scale distribution.



LOCATION ADVANTAGES

- Strong Route 40 frontage
- Central location between multiple populated South Jersey markets
- Convenient access to: **Hammonton** ◀ **Vineland** ◀ **Egg Harbor Twp.** ▶ ▶ **Millville**
- **Efficient east-west connectivity** for businesses involved in servicing, staging, or shipping goods
- A cost-effective alternative to more congested industrial corridors



WHY THIS PROPERTY WORKS

- Drive-in access with tenant-specific configuration options
- Significant outdoor storage capability
- Divisible space to scale with business growth
- Flexible build-out allowances to customize operations
- Excellent regional access without industrial park congestion
- Ownership is motivated to lease and move efficiently



LEASE TERMS


- Competitive and flexible lease structures
- Generous tenant improvement allowances
- Immediate or future occupancy options available

DISCLAIMER:

Photographs containing AI-generated elements are for illustrative purposes only and intended to showcase the property's potential. They may not represent the current physical condition or included fixtures. Prospects should conduct a physical inspection.

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