



AVAILABLE FOR SALE

20 DUFFIELD AVENUE

CEDARVILLE, NJ 08331

68,300 SF INDUSTRIAL PROPERTY ON 66 ACRES

AVAILABLE IMMEDIATELY - \$3,400,000

CONTACT

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PROPERTY HIGHLIGHTS

- 68,300 SF in 2 buildings
- 3,200 SF of office space
- Situated on 66 acres
- 4 loading docks w/levelers
- 5 grade-level drive-in doors (16x14)
- 19' clear ceiling height - 20' clear in loading area
- 40' x 45' column spacing
- Two (2) services: 1200 amp each totaling 2400 amp/480 volt/3-phase
- Well water & septic system
- Cooler A: 11,000 SF/50 degrees (out of use)
- Cooler B: 12,000 SF/50 degrees
- Propane Heat
- Not sprinklered
- Floor drains
- 7,280 SF mezzanine area
- Zoned MCI
- Real Estate Taxes: \$34,926 (2025)
- 7.7 miles to Millville Executive Airport
10 miles to Route 55
- 15 miles to Route 47



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ADDITIONAL PHOTOS

20 DUFFIELD AVENUE CEDARVILLE, NJ



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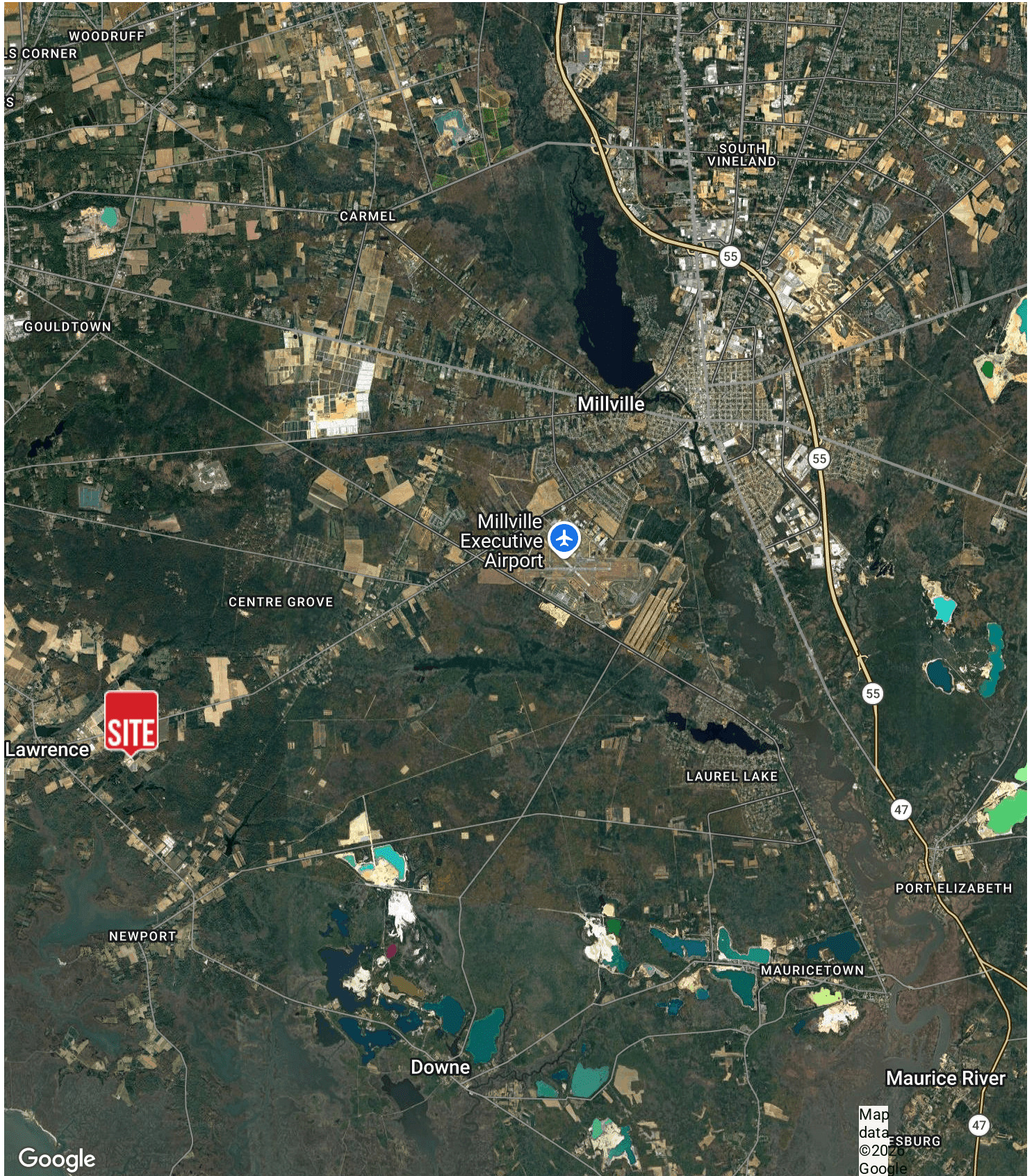
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