

2225 S 2nd St Millville, NJ

Executive Summary:

Strategic 3.06-Acre INDUSTRIAL Development Opportunity

Offered at ~~\$200,000~~ **\$180,000**

Positioned in the high-growth **South 2nd Street Corridor**, this 3.06-acre (approx. 133,294 sq. ft.) vacant parcel represents a premier development play within Millville's expanding industrial and residential landscape.

Infrastructure & Connectivity Advantage

The property is uniquely situated adjacent to the established **Delsea Gardens** complex. This proximity offers a strategic advantage for developers, potentially providing a more efficient route for connecting to municipal water and sewer infrastructure. Logistically, the site is minutes from **Route 55** and **NJ-47**, ensuring seamless transit for regional distribution and professional services.

Versatile Development Potential (Zoning: I-1)

With flexible **Light Industrial (I-1)** zoning, the parcel is ideally suited for several high-demand applications, including:

- **Industrial Flex-Space:** Perfect for small-to-medium warehousing or contractor yards.
- **Professional Offices:** A prime location for medical or administrative suites serving the Cumberland County region.
- **Residential Conversion:** Given the transitional nature of the immediate neighborhood, the site is a strong candidate for a residential subdivision or multi-family variance.

Investment Highlights

- **Acquisition Price:** \$200,000
- **Annual Taxes (2025):** Approximately \$1,253
- **Zoning:** I-1 Light Industrial

- **Topography:** Level, cleared vacant land ready for site plan submission.

This rare, versatile asset is an excellent choice for a long-term hold or immediate development as Southern New Jersey continues its northward expansion.
