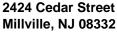




Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300 REALTOR

info@bergerrealty.com





Asking \$999,000.00







## COMMENTS

Discover a prime investment opportunity with this 53-acre industrial land at 2424 Cedar Street, Millville, New Jersey. Boasting a strategic location near key landmarks such as the Millville Airport, Millville Motorsports Raceway, and direct access to Route 55, this property provides unparalleled connectivity to major transportation networks, including the vibrant Jersey Shore region. With a robust local labor pool, it's an ideal choice for businesses seeking a strong workforce. Zoned for industrial use, this expansive land offers flexibility, whether you envision a large single facility or multiple subdivided projects. Essential utilities are already in place, streamlining the development process and saving time and resources. This property represents exceptional value compared to land closer to Route 295, presenting a unique opportunity for developers, manufacturers, logistics companies, or those with a vision for commercial or mixeduse projects. Interested in exploring how this property can work for your business? Let's connect and discuss the possibilities!

## **PROPERTY DETAILS**



Ask for Phillip Bellucci Berger Realty Inc 1330 Bay Avenue, Ocean City Call: 609-391-1330 Email to: pjb@bergerrealty.com

