



Colliers

FOR LEASE

1401 Wheaton Ave Millville, New Jersey

156,204 SF Rail-Served Warehouse

53,994 SF Available

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Distribution Facility

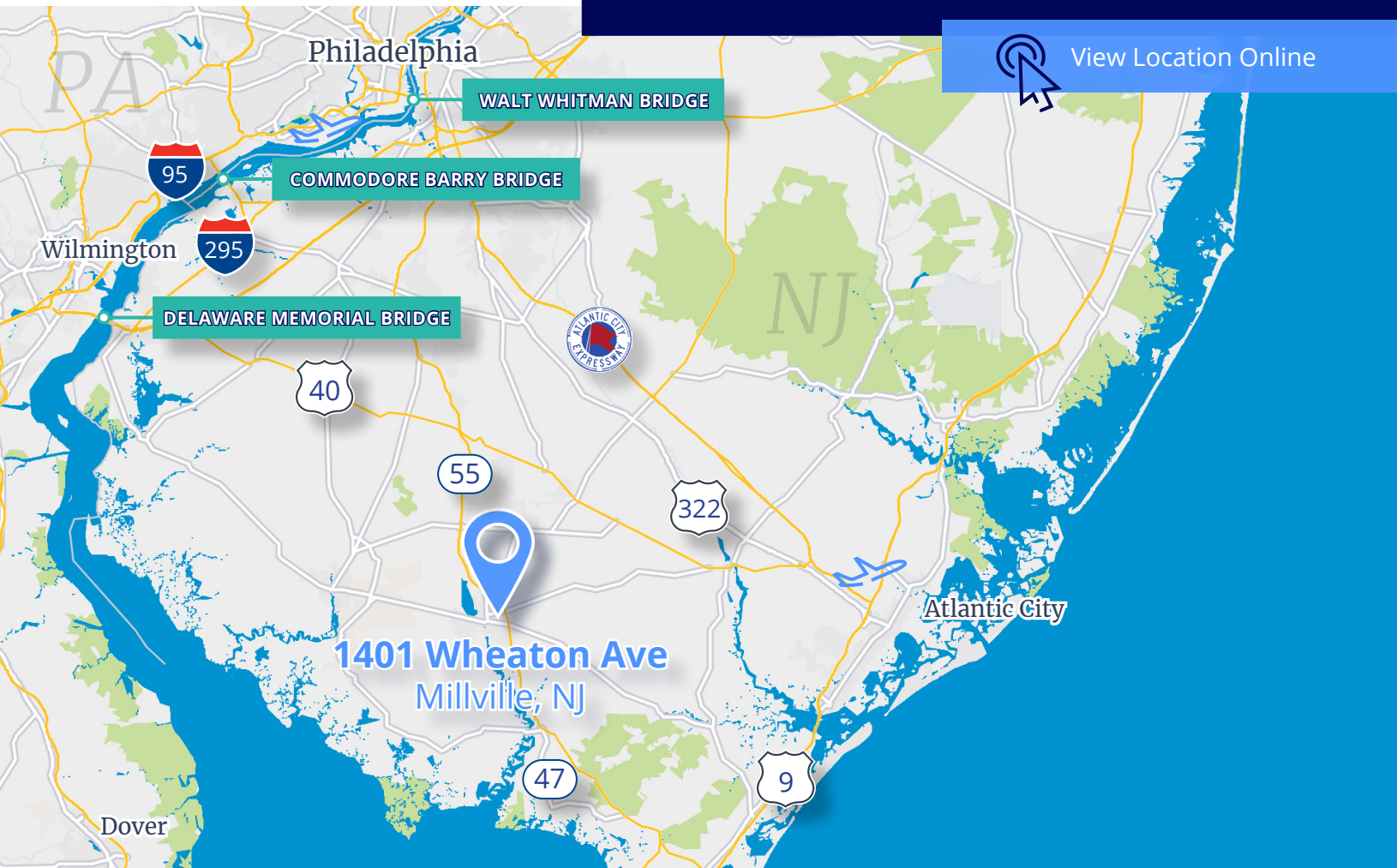
Available SF	53,994 SF
Building SF	316,700 SF
Site Area	12.74 acres
Clear Height	17' 1"
Column Spacing	20x20
Loading	• 5 truck docks • 4 rail docks • Potential to add 5 more truck docks
Year Built	1961
Electric Service	Serviced by a 400 amp 3phase 120/208 "base power". This provides power to the lighting (150 watt LED highbays installed at 20' spacing), office lighting and circuits, office & break room mini split HVAC and bathroom heat. A 4 megawatt transformer will be installed at the site and made available for tenant use; specific details to be worked out with ownership. The base power may be temporarily underfed at 200 amps until the power company completes their work.

Bathroom	1 stall
Improvements	New roof, dock door repairs, electrical upgrades, lighting upgrades, office and bathroom fit out/renovation
Zoning	HI - Heavy Industrial
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Sprinkler Classification	Class I-IV Commodities - Standard Large Orifice Upright
Sprinkler Storage Capacity	17" 1' to bottom of deck, 9' to head, 18' clearance = 14' 10" max storage heights. Group A Plastics is also covered under this but with a max storage height of 10'
Gas	Each unit will have their own gas meter and will be able to install overhead warehouse heaters



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Location & Access



Drive Times

Interstates



Route 55
2 minutes (0.3 miles)

Route 47 (Delsea Dr)
4 minutes (1.2 miles)

Bridges



Commodore Barry
53 minutes (43.5 miles)

Delaware Memorial
54 minutes (43.5 miles)

Airports



Philadelphia (PHL)
51 minutes (48.5 miles)

Atlantic City (ATL)
44 minutes (27.6 miles)

For More Information, Please Contact:



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