

An aerial photograph of a large industrial facility with multiple large white-roofed buildings. One building has solar panels installed on its roof. The facility is surrounded by trees and a parking lot with several cars. The sky is blue with scattered clouds.

FOR LEASE

# 1401 Wheaton Ave Millville, New Jersey

±50,992 SF Rail-Served Space Available  
in ±316,166 SF Industrial Facility

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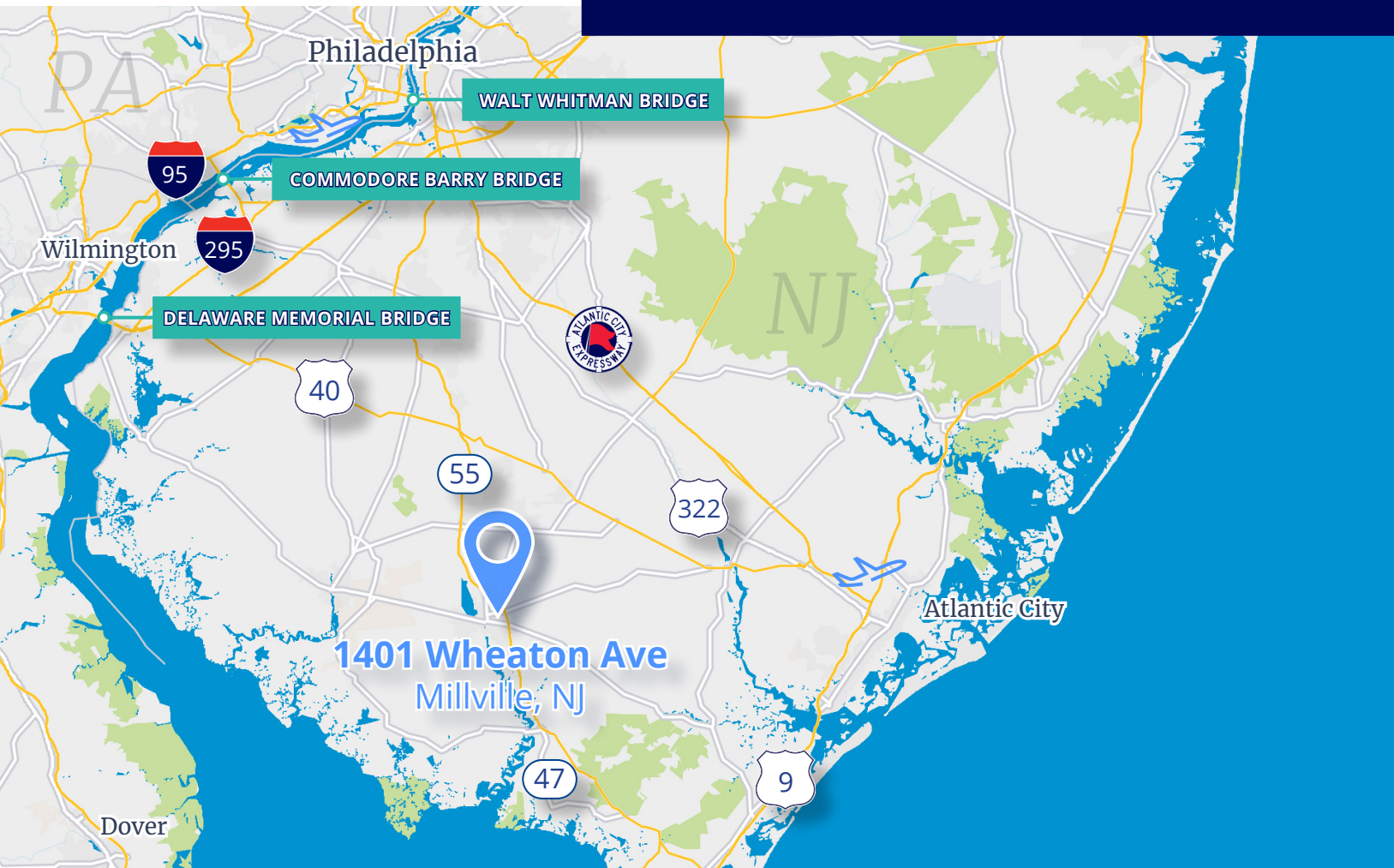
## Distribution Facility

|                |                                                                                                                                |                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------|--------------------------------------------------------------------------------------------------------------------------------|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Available SF   | ±50,992 SF                                                                                                                     | Sprinkler Classification   | Class I-IV Commodities - Standard Large Orifice Upright                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Office Space   | 290 SF                                                                                                                         | 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'                                                                                                                                                                                                                                                                                                            |
| Breakroom      | 187 SF                                                                                                                         | Electric Power             | 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     | 240 SF                                                                                                                         | Gas                        | Each unit will have their own gas meter and will be able to install overhead warehouse heaters                                                                                                                                                                                                                                                                                                                                                                                 |
| Bathroom 2     | 240 SF                                                                                                                         | Improvements               | New roof, dock door repairs, electrical upgrades, lighting upgrades, office and bathroom fit out/renovation                                                                                                                                                                                                                                                                                                                                                                    |
| Building Size  | ±316,166 SF                                                                                                                    |                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Lot Size       | 12.74 AC                                                                                                                       |                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Zoning         | HI - Heavy Industrial                                                                                                          |                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Ceiling Height | 17'1"                                                                                                                          |                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Column Spacing | 20' x 20'                                                                                                                      |                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Loading        | <ul style="list-style-type: none"><li>4 truck docks</li><li>4 rail docks</li><li>Potential to add 5 more truck docks</li></ul> |                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Bathroom       | Bathroom 1      1 stall, 2 urinals<br>Bathroom 2      2 stalls                                                                 |                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |



# FOR LEASE

## 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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