BINSWANGER
UNIQUELY SPECIALIZED SINCE 1931

INDUSTRIAL FACILITY FOR SALE | 9.55 AC

±140,020 SF Industrial Opportunity

18 BURNS AVENUE
VINELAND, NJ 08360

Confidential Offering Memorandum

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is furnished solely for the purpose of review by a prospective purchaser of the Subject Property and is not to be used for any other purposes or made available to any person without the expressed written consent of the Seller or Binswanger.

The information in this prospectus has been compiled from sources deemed to be reliable. However, neither the information nor the reliability of their sources are guaranteed by Binswanger or the Seller. Neither Binswanger nor the Seller have verified, and will not verify, any of the information contained herein. Neither Binswanger nor the Seller makes any representation or warranty whatsoever regarding the accuracy or completeness of the information provided herein. A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the Property without reliance on this or any other confidential information, written or verbal, from Binswanger or the Seller.

This Confidential Offering Memorandum does not constitute an offer to accept any sale proposal but is merely a solicitation of interest with respect to the sale described herein. This Confidential Offering Memorandum does not constitute an offer of security.

Prospective purchasers are recommended to seek professional advice. This includes legal, tax, environmental, engineering and others as deemed necessary relative to a purchase of this Property. All the information is also subject to market conditions and the state of the economy, especially the economy as it relates to real estate is subject to volatility. The Owner (Seller) expressly reserves the right, at its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party, at any time, with or without written notice. The Seller and Binswanger reserve the right to negotiate with one or more prospective purchasers at any time.

Only a fully executed Real Estate Purchase Agreement, approved by the Seller, shall bind the property. A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or the information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in a fully-executed Real Estate Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against the Seller or Binswanger or any of their affiliates, officers, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

Each prospective purchaser and/or broker proceeds at their own risk.

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18 BURNS AVENUE

Executive Summary

Binswanger is pleased to present 18 Burns Avenue, a ±140,020 SF industrial facility situated on ±9.55 acres in Vineland, New Jersey. The property features ±132,500 SF of warehouse space, ±7,520 SF of office/reception space, fourteen (14) loading docks, one (1) drive-in door, and substantial car and trailer parking. In addition, the site includes four (4) garage/shed structures totaling ±19,630 SF, providing additional flexibility for storage and operational uses.

The property is currently occupied by an established credit tenant, providing in-place income through November 2028 and creating a unique opportunity for both investors and prospective owner-users. A purchaser seeking future occupancy can benefit from existing cash flow during the interim while planning for the eventual expansion or relocation of its operations into the facility.

With municipal utilities, freight rail connectivity, significant loading capabilities, and access to major power infrastructure, 18 Burns Avenue represents a compelling industrial acquisition opportunity within the Southern New Jersey market.

±140K	±9.55	14	18'+
SQUARE FEET	ACRES	LOADING DOCKS	CLEAR HEIGHT

Property Information

- **Gross Building Size**
  ±140,020 SF main industrial building
- **Office / Reception**
  ±7,520 SF
- **Lot Size**
  ±9.55 acres
- **Drive-In Door**
  One (1) drive-in door
- **Zoning**
  I-B Industrial Business Zoning
- **Trailer Parking**
  ±18 trailer spaces, with potential for additional parking
- **Natural Gas**
  Natural gas service
- **Power Infrastructure**
  Proximity to 138 kV and 69 kV Atlantic City Electric transmission lines
- **Warehouse**
  ±132,500 SF
- **Additional Structures**
  Four (4) garage / shed structures totaling ±19,630 SF
- **Loading Docks**
  Fourteen (14) loading docks
- **Ceiling Heights**
  18'+ clear ceiling heights
- **Car Parking**
  ±94 car parking spaces
- **Municipal Utilities**
  Municipal electric, water and sewer
- **Freight Rail**
  SMS Rail Lines with CSX / Norfolk Southern interchange

Property Images

PAGE 7 | LOCATION

Strategic Location

Strategically located in Vineland, Cumberland County, the property provides access to the major transportation corridors serving Southern New Jersey and the greater Philadelphia region. Its location offers connectivity to Route 55, Route 47, Route 40, the New Jersey Turnpike and I-295, providing access throughout South Jersey and to the Philadelphia metropolitan area.

Vineland's established industrial base, regional workforce, municipal utility infrastructure, and access to major highway and freight networks make the location well suited for manufacturing, warehousing, distribution and other industrial operations.

Location & Access

18 Burns Avenue is located within Vineland's established industrial market with convenient access to the regional highway network.

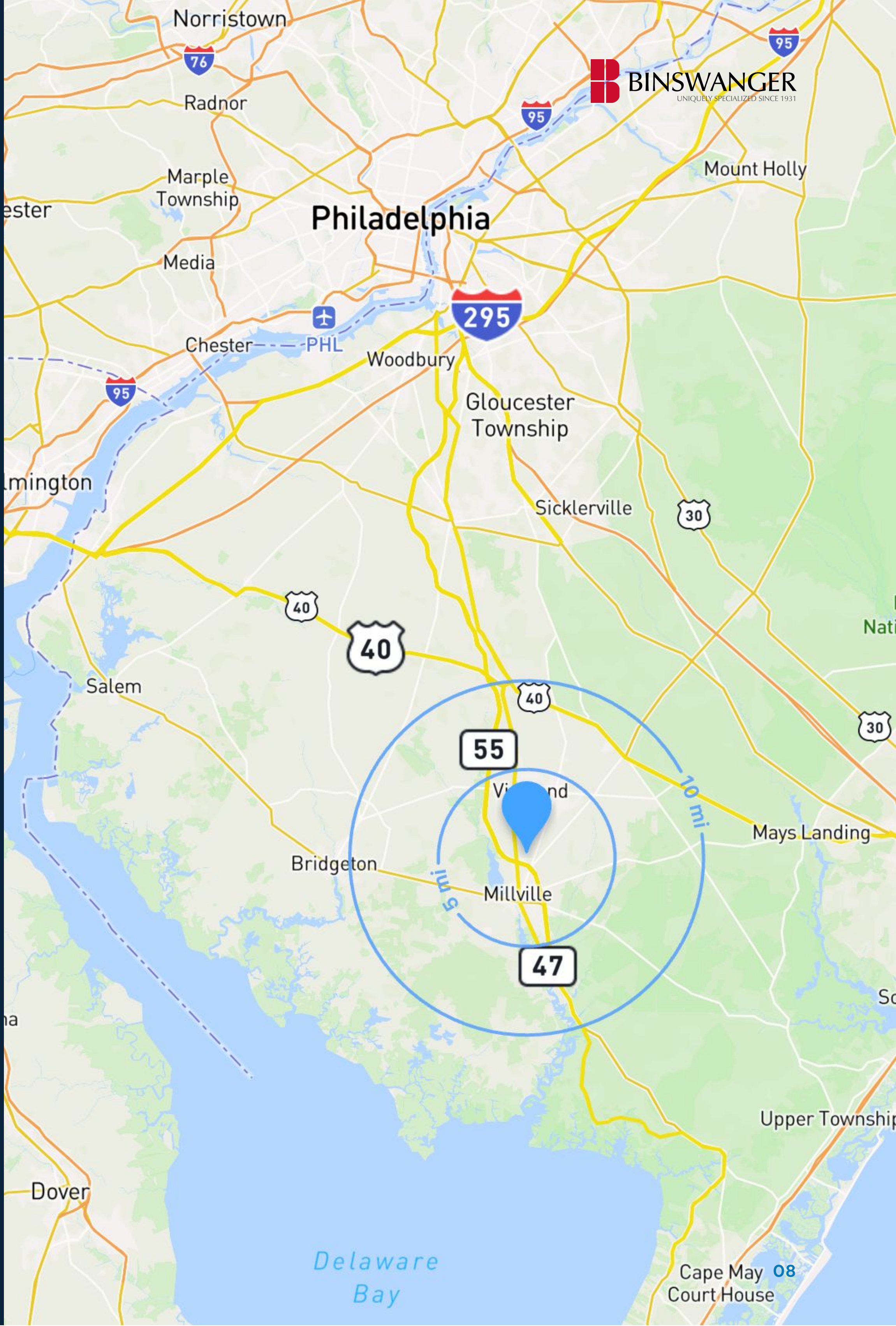
HIGHWAY NETWORK

Route 55, a principal north-south transportation corridor through Southern New Jersey, provides connectivity toward the Philadelphia metropolitan area and links the property with Route 42, I-295 and the broader interstate highway system.

The property also benefits from access to Route 47 and Route 40, providing east-west and local connectivity throughout Cumberland County and Southern New Jersey. The location offers regional access to Philadelphia, the Delaware River port network, South Jersey markets and the greater Mid-Atlantic region.

FREIGHT RAIL

Freight rail service is available through SMS Rail Lines, with interchange connectivity to both CSX and Norfolk Southern, further enhancing the property's suitability for industrial, manufacturing and distribution users.



I-B - Industrial Business Zoning

USES

It is the purpose of these zones to establish an area of mixed commercial and industrial uses. Because this represents an area in transition, changing from residential and agricultural uses to commercial and industrial uses, there remains an allowance for single-family dwellings and farms.

REFERENCE VINELAND, NJ ZONING ORDINANCE | ZONEOMICS

FINANCIALS | IN-PLACE INCOME

Credit Tenant Providing Income Through November 2028

The property is currently occupied by an established credit tenant, providing purchasers with the benefit of in-place income through November 2028. This structure presents a compelling opportunity for investors as well as prospective owner-users seeking to acquire a strategic facility today while benefiting from interim cash flow prior to future occupancy. Additional information regarding the existing tenancy and lease terms is available upon request.

Summary of Offer Process

Binswanger is advising Ownership regarding the disposition of the property located at 18 Burns Avenue, Vineland, NJ. The property is being offered to prospective purchasers through an offer process. The property will be sold "as is, where is." The Owner will consider all offers that comply with this Offering Procedure.

The Owner is under no obligation to accept the highest offer or any offer. To qualify for review of this offer, buyers must follow the provisions, requirements, terms, and conditions of this Offering Memorandum, including these instructions.

Offering Procedure

All submissions must be in electronic form submitted to Jason Ostach **(jostach@binswanger.com)**. Offers should be submitted in the form of a non-binding letter of intent and should specify the following:

REQUIRED

- Offering price
- Study period (if any)
- Earnest money deposit
- Contingencies (if any)
- References
- Documentation of previously completed transactions
- Sources of funds (equity and debt)
- Consents and/or approvals needed (if any)
- Any other information having a direct bearing on the buyer's ability to close the proposed transaction

Property inspections will be made by appointment only and arranged through Binswanger.

CONTACT US

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