

FOR
SALE
OR
LEASE

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BOULEVARD BUSINESS PARK

PRIME INDUSTRIAL SITE FOR SALE OR LEASE

1200 WEST BLVD, VINELAND, NJ 08360



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OFFERING SUMMARY

Lease Rate: \$11.00/SF NNN

Sale Price: Call for Details

Size Available: +/- 2,000 SF up to 8,000 SF

Signage: Suite

Zoning: I-3 Industrial

Parking: +/- 18 Surface Spaces

Loading Docks: 3

Drive-In Bays: 1



PROPERTY HIGHLIGHTS

+ Strategically located industrial facility in the heart of Vineland's established business corridor with convenient access to major regional roadways including Routes 47, 55 and 40.

+ Functional layout suitable for manufacturing, distribution and warehousing with clear-span areas. The property has three docks and 1 drive-in with ample parking on site. Option for 2,000 SF, 3,000 SF, 5,000 SF, 6,000 SF or 8,000 SF spaces.

+ 240/480V Three-Phase Power — suitable for CNC machines, welders, compressors, and other heavy equipment.

+ High Ceilings — 24' vertical clearance for lifts, tall machinery, or racking systems.

+ HVAC-Conditioned Workspace — rare for industrial shops; maintains a comfortable, climate-controlled environment for employees and sensitive equipment.

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NEARBY AMENITIES & DEMOGRAPHICS

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	9,994	44,598	70,714
PROJECTED 2029	9,806	43,896	69,894

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	3,462	16,097	26,049
PROJECTED 2029	3,393	15,828	25,726

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	\$58,549	\$79,426	\$80,514
MEDIAN 2029	\$47,929	\$58,615	\$58,556

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PHOTOGRAPHY

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DOCK DOORS



ENTRANCE



INTERIOR



SIGNAGE



INTERIOR



INTERIOR