



FOR SALE

537

CRYSTAL AVE

Vineland, NJ

32,000 SF
Available

Class B
Office Space

Modern
Two-Story Facility

**AVISON
YOUNG**

PROPERTY OVERVIEW



PRIME 32,000 SF MODERN COMMERCIAL/INDUSTRIAL FACILITY

This highly adaptable, two-story facility with a full basement offers an exceptional owner-user or investment opportunity with commanding four-road frontage. Currently a high-capacity office complex situated in a Heavy Industrial Zone, the property provides a seamless conversion pathway for premier warehouse, manufacturing, or distribution use.

Address	537 Crystal Avenue, Vineland, NJ
Total Building SF	32,000 SF
Building Class	B
Floors / Typical Floor Plate	Two (2) stories
Year Built / Renovated	1930/2020
Parking Ratio	1/1,000
Security	Controlled Access
Zoning	I-2
On-Site Amenities	Conference Facility, Kitchen & Reception

SPACE HIGHLIGHTS

**DYNAMIC WORKSTATION
LAYOUTS
CONFERENCE FACILITY
COMMERCIAL STYLE KITCHEN**



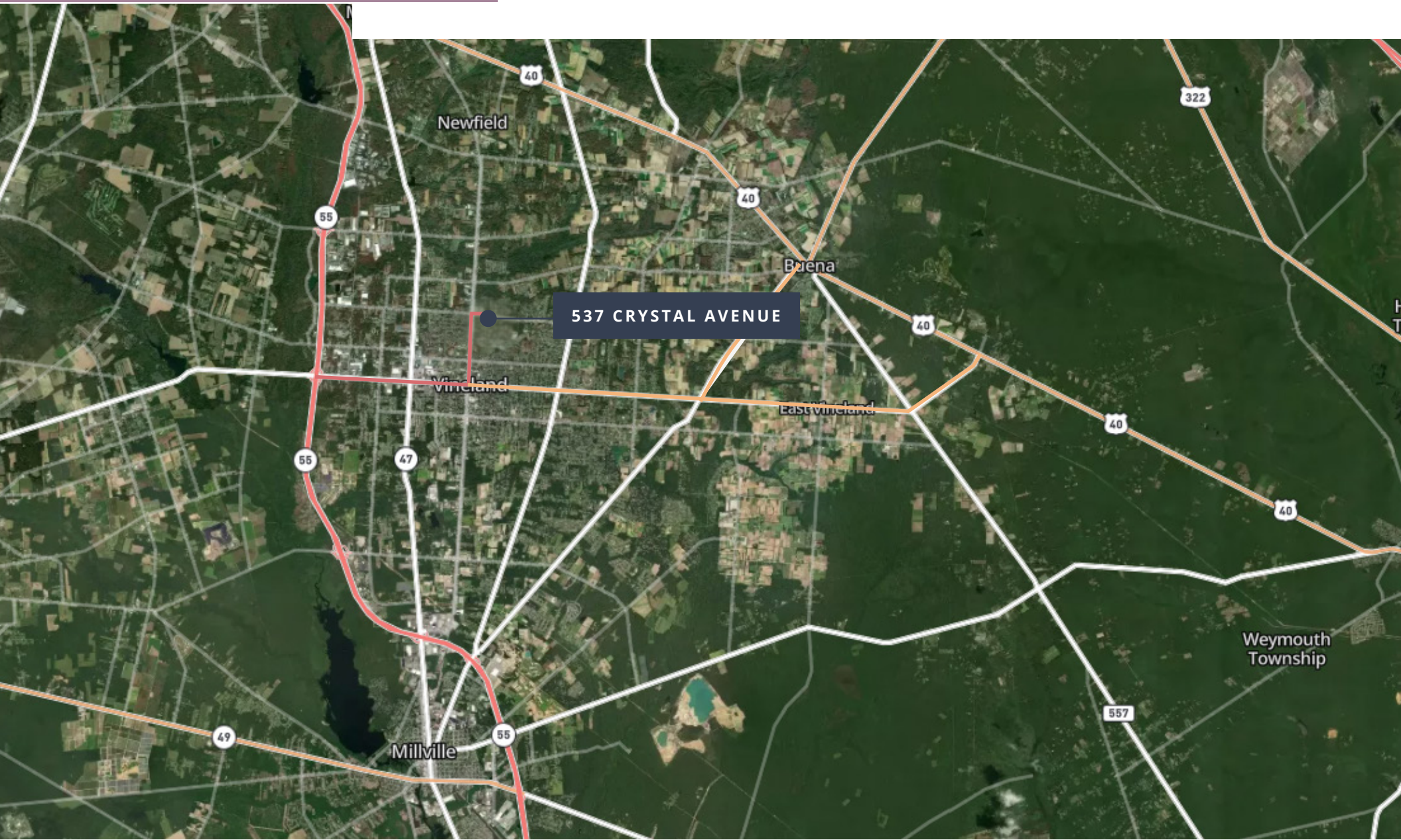
**FULL-FOOTPRINT BASEMENT
PRIVATE ON-SITE PARKING
4-ROAD UNRESTRICTED FRONTAGE**

LOCAL ACCESS

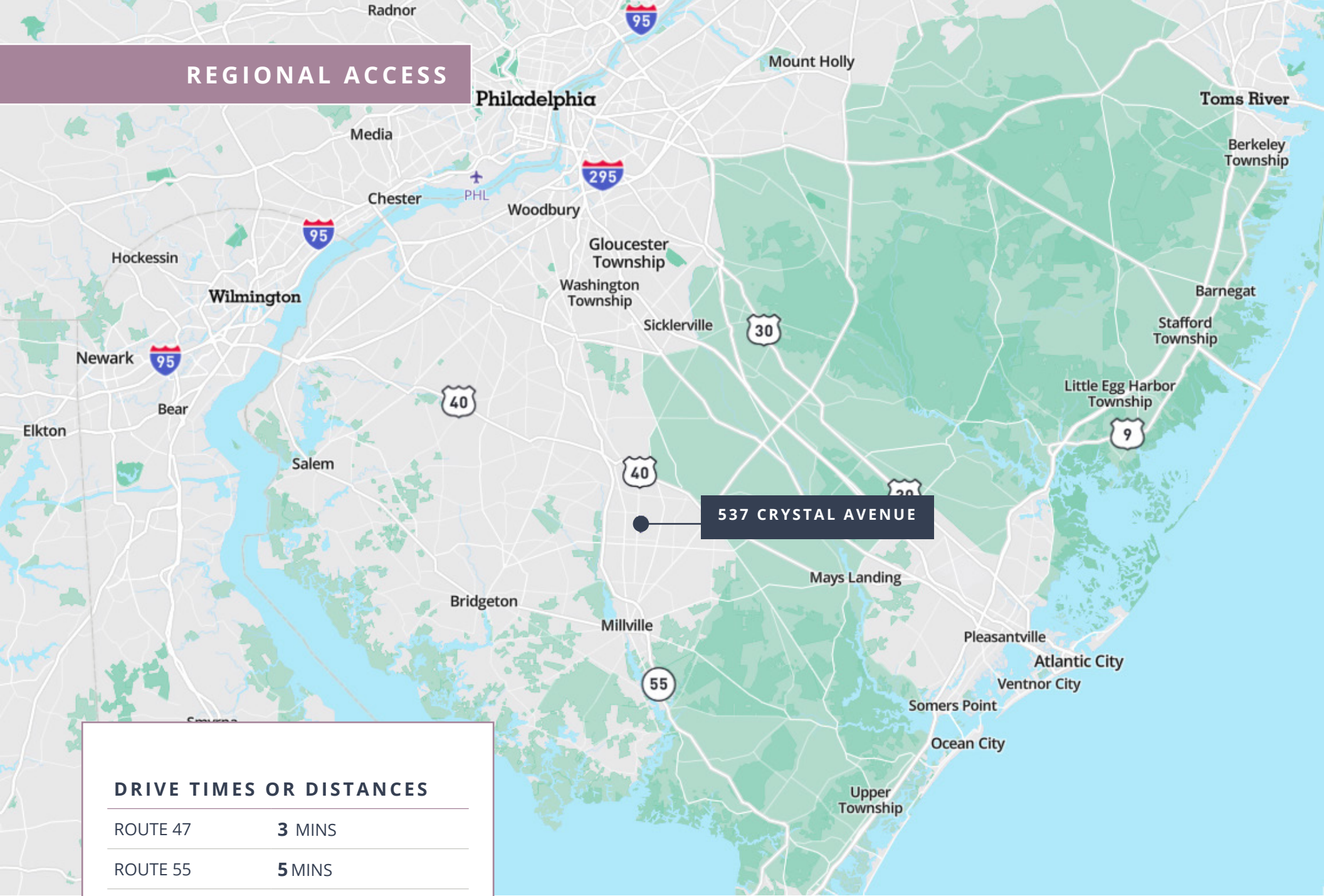
**5 MINUTES TO
ROUTE 55**

**10 MINUTES TO
ROUTE 40**

**25 MINUTES TO THE
ATLANTIC CITY EXPRESSWAY**



REGIONAL ACCESS



DRIVE TIMES OR DISTANCES

ROUTE 47 3 MINS

ROUTE 55 5 MINS

I-295 35 MINS

I-95 45 MINS

CORPORATE NEIGHBORS

CORNING

DWK
LIFE SCIENCES

TRD
TRUCKING INC

Del Rey Farms™

NDS
Technologies

gerresheimer

537 CRYSTAL AVENUE

AVISON
YOUNG





**AVISON
YOUNG**

Paul French

Principal
610.308.1961
paul.french@avisonyoung.com

David Smith

Principal
609.314.4864
david.smith@avisonyoung.com

Will Ciarlone

Associate
484.889.8491
william.ciarlone@avisonyoung.com

300 Barr Harbor Dr #150, Conshohocken, PA 19428

© 2026, Avison Young - Philadelphia LLC. The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young and as such, cannot be warranted nor form any part of any future contract.

