



**AVAILABLE FOR SALE**  
**5 MAPLE AVENUE**  
**CEDARVILLE, NJ 08331**

**128,000 SF INDUSTRIAL PROPERTY ON 58 ACRES**

**AVAILABLE IMMEDIATELY - \$9,500,000**

**CONTACT**

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## PROPERTY DETAILS

5 MAPLE AVENUE CEDARVILLE, NJ

### PROPERTY HIGHLIGHTS

- 128,000 SF building
- Situated on 58 acres
- Built in 1990
- New roof installed 6 years ago
- 10 dock doors w/pit levelers (12x10)
- 2 drive-in doors (10x10)
- 1 drive-in door (14x12)
- 29'8" ceiling height
- 40' x 40' column spacing
- Two electric services: One (1) 600 amp and one (1) 1,200 amp to total 1,800 amp 480 volt, 3-phase
- Wet sprinklered
- T5 motion controlled lighting
- Propane heat
- Natural gas line to the building
- Coolers: 7 compartments, 33-45 degrees
- Well water & septic system
- Zoned MC1
- Real Estate Taxes: \$50,933.75 (2025)
- 7.7 miles to Millville Executive Airport
- 10 miles to Route 55
- 15 miles to Route 47



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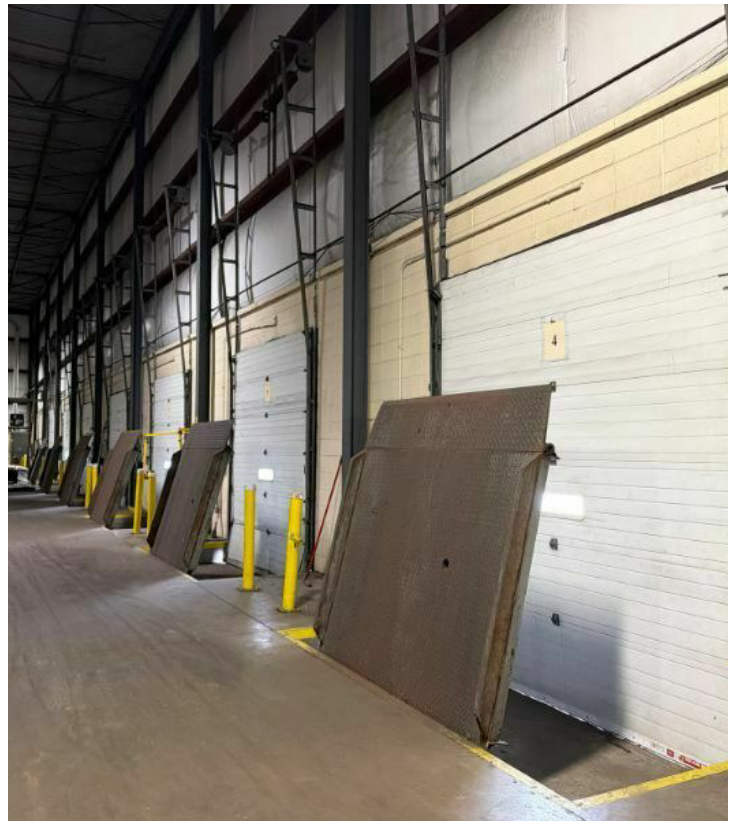
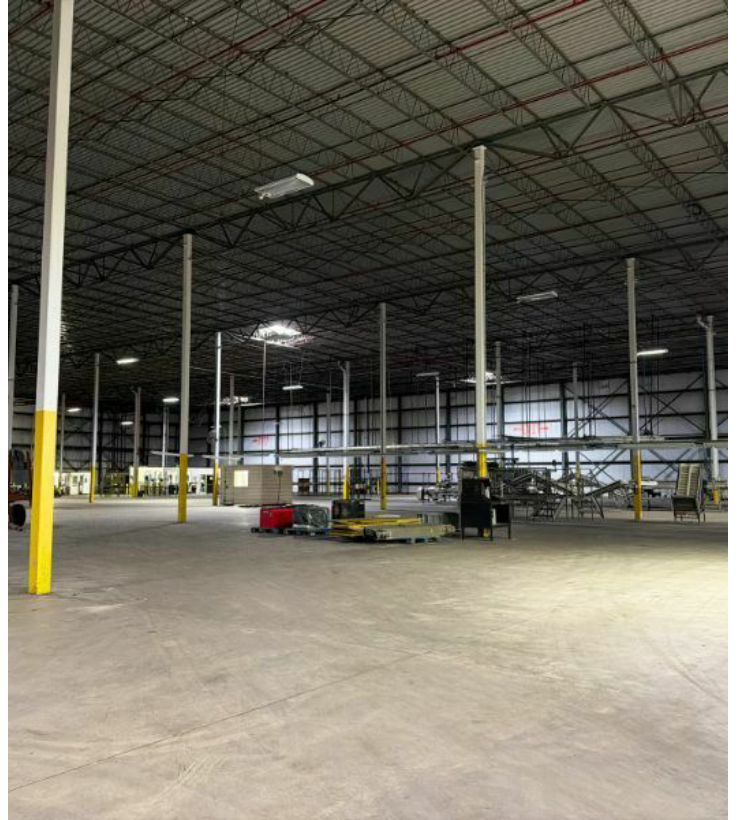
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## ADDITIONAL PHOTOS

5 MAPLE AVENUE CEDARVILLE, NJ



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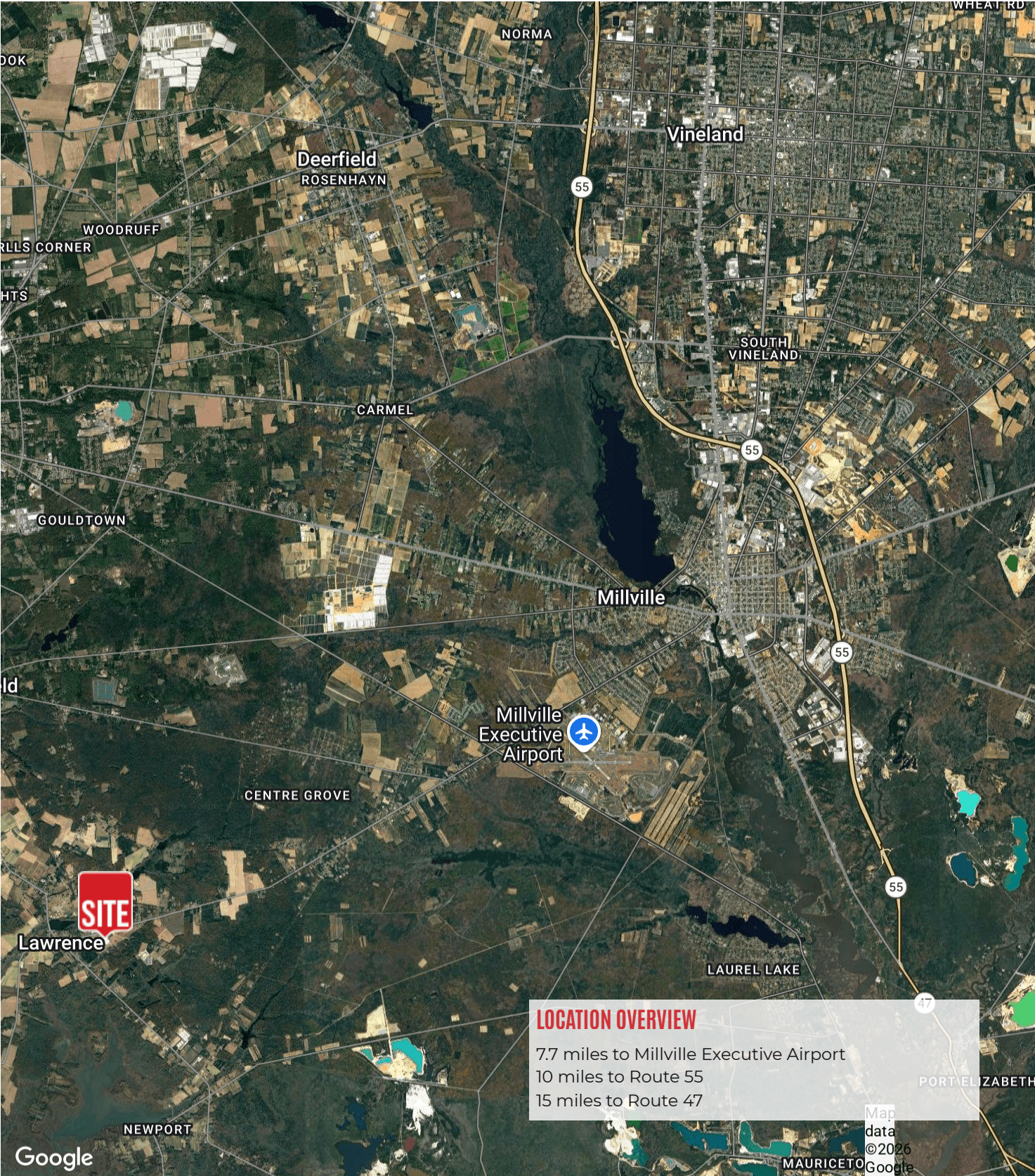
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