



174 Route 50

Estell Manor, NJ 08319 • Atlantic County • New Jersey

Industrial / Warehouse • 16,240 SF

ALSO AVAILABLE

LEASING 16,240 SF

OUTDOORS 60,000 SF

PROPERTY DETAILS

PROPERTY TYPE

Industrial / Warehouse

TOTAL TENANT SPACE

16,240 SF

SITE AREA

19 Acres (2 Tax Lots)

CLEARED LAND

~5 Acres

OUTDOOR STORAGE

±60,000 SF

LOADING DOCKS

3 Elevated + 2 Ground-Level

OVERHEAD DOORS

5 Doors (3 Sides)

CEILING HEIGHT

High-Bay Industrial

LIGHTING

New High-Efficiency LED

COUNTY

Atlantic County, NJ

BLOCK / LOT

Block 21 & 21.01 / Lot 43.05

FOR MORE INFORMATION

Hanil Resmerowski

Keller Williams Atlantic Shore

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PROPERTY OVERVIEW

Prime industrial/warehouse asset in Estell Manor (Mays Landing), NJ — strategically positioned in Atlantic County with outstanding regional logistics access. The 16,240 SF tenant space sits on 18+ acres, offering 5 acres of cleared land and 60,000 SF of additional outdoor storage. The building features newly installed high-efficiency LED lighting, high ceiling heights, and a flexible layout served by five overhead doors on three sides, three elevated loading docks, and two ground-level doors. Two wide site entrances allow simultaneous multi-truck ingress/egress, optimizing throughput for logistics and industrial operators. Located minutes from the Atlantic City Expressway, Route 40, and Route 322 (Black Horse Pike), the asset offers immediate access to Atlantic City, Philadelphia, and the greater South Jersey corridor.

16,240 SF <small>Available Space</small>	18+ Acres <small>Total Site Area</small>	5 Acres <small>Cleared Land</small>
60,000 SF <small>Outdoor Storage</small>	5 <small>Overhead Doors</small>	3 <small>Elevated Loading Docks</small>

PROPERTY DETAILS

MLS #	604803	Status	Active - For Lease
Address	174 - 176 Route 50	City / State / Zip	Estell Manor, NJ 08319
County	Atlantic	Property Type	Industrial / Warehouse
Block / Lot	21, 21.01 / 43.05	Buildings	1
Gross Building Area	32,750 SF	Total Land	18+ Acres (±783,280 SF)
Cleared Land	~5 Acres	Outdoor Storage	±60,000 SF
Ceiling Height	High-Bay (industrial)	Overhead Doors	5 (3 sides)
Loading Docks	3 Elevated + 2 Ground-Level	Lighting	New High-Efficiency LED

LOCATION & ACCESSIBILITY

Situated along the Route 50 corridor in Estell Manor, Atlantic County, the property enjoys unmatched regional connectivity for South Jersey industrial operations. The site is minutes from the **Atlantic City Expressway (Exit 17)**, **Route 40** (Black Horse Pike), and **Route 322**, creating a multi-directional logistics hub serving Atlantic City, Philadelphia, Vineland, and beyond. Two wide site entrances allow simultaneous tractor-trailer access — a critical advantage for high-throughput distribution and storage operations.

- ~5 min to Atlantic City Expressway (Exit 17)
- ~10 min to Route 40 / Black Horse Pike interchange
- ~15 min to Vineland / Route 55 logistics corridor
- ~50 min to Philadelphia metro area
- Adjacent to major freight and distribution routes

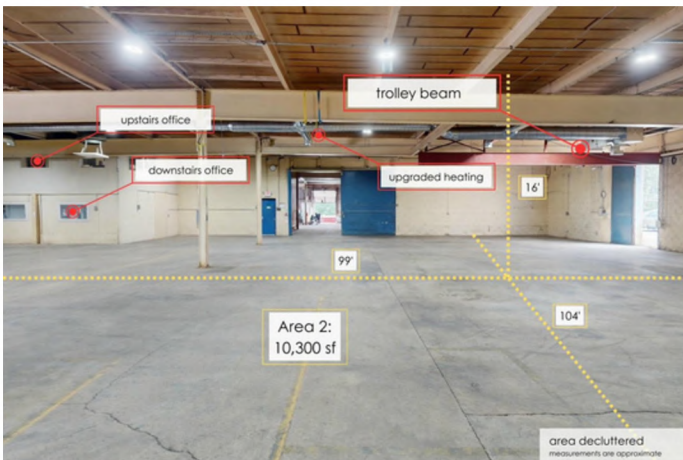
EXTERIOR VIEWS



EXTERIOR VIEWS



INTERIOR PHOTO GALLERY



UNIT FLOOR PLAN (16,240 SF)

