



PROCISION
COMMERCIAL REALTY

AVAILABLE

31 North Delsea Dr. (Rte 322)



Glassboro, NJ

MULTIFACETED INVESTMENT PROPERTY

- +/- 7,900 SF 2 Story, Flex Building
- Includes lots 2 & 2.01
- Warehouse includes 2 overhead doors
- Zoning : C-4 (Highway Automotive) District
- Parking: 12 Spots
- Site sits along Route 322 and State St. and is in Close Proximity to Rowan University and Route 55

Please do not approach the current business or any of its staff

PROCISION COMMERCIAL REALTY
7300 N Crescent Blvd, Unit 22, Pennsauken, NJ 08110
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REGIONAL MAP



LOCATION — Situated two minutes from Rowan University, the property is located in the Highway Automotive District of Glassboro. The location is surrounded by campus living as well as Residential Homes. Some of the properties surrounding neighbors include CVS, Jimmy Johns, California Shakes and Juice Bar, ERCO Ceilings & Interiors and Landmark Bar & Grill. Seated on Route 322 the Property has quick Highway Access to Route 55 and is in close proximity to the AC Expressway. Overall, the site offers excellent access to the region's extensive highway network and neighbors one of the most prominent Universities in the South Jersey Region.

31 North Delsea Dr, Glassboro NJ



Estimated Drive Times:

Rowan University	2 Min
Route 55	6 Min
AC Expressway	15 Min
Interstate 295	20 Min
NJ Turnpike	25 Min

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