

## COMMERCIAL/INDUSTRIAL PROPERTY LISTING - BUILDING

**FILE #** GR108 **PROPERTY #** 8 **BLOCK** 6002, **LOT** 1.1**LOCATION** 2950 COLLEGE DR., VINELAND  
For doctors and medical staff with Inspira Medical Center privileges**LAND SUMMARY:****ACRES** 4.15**ZONING** IN-1 (Institutional)**UTILITIES****WATER** Vineland Municipal Water Utility**SEWER** Landis Sewerage Authority**GAS** South Jersey Gas**ELECTRIC** Vineland Municipal Electric Utility**BUILDING SUMMARY:****SIZE/AVAILABLE SPACE** Total 45,000 sq. ft.

Currently fully leased

Topo Survey Available

Urban Enterprise Zone (UEZ)

**AVAILABILITY** Currently fully leased  
For doctors and medical staff with Inspira Medical Center privileges**OWNER** Galetto Realty / Galetto SJHCMOB

# Inspira Medical Office Building

## List of Benefits

- Located adjacent to the Inspira Medical Center
- Adequate parking
- Plenty of handicapped parking near entrances
- Walking distance to Inspira doctors parking lot
- Two directory signs listing tenants on property
- Site landscaping and snow plowing coordinated by site manager
- Fire-resistive construction
- Fire sprinklers throughout
- Well-insulated building
- Gas fired heat
- Separate metering of utilities
- Separate exterior entries
- Rear entrances/exits
- Common janitor closets on each floor
- Turnkey construction of units
- Condominium ownership possible
- Lease with option to buy possible
- Data connection to the Medical Center with own computer on hospital system
- Telephone extension on hospital phone system
- Comcast cable connection available

## Other Issues

- Tenant must be on Inspira Medical Center staff