

# Berger Realty

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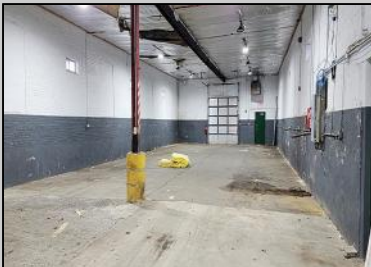
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Ocean City, NJ 08226  
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**426 Madison**  
**Woodbine, NJ 08270**

**Asking \$3,299,000.00**



## COMMENTS

Woodbine Industrial Location Multiple Addresses, Woodbine, NJ Attention investors and business owners! Discover an incredible opportunity at the Woodbine Industrial Park. This expansive property offers a total of 46,263 square feet across four buildings, providing ample space for a variety of businesses. Located in the Industrial District, with the convenience of being close to Woodbine Airport, this property is set in a prime location. The premises include a 30,600 square foot building with a 16-foot clearance, making it suitable for a wide range of warehouse operations. Three additional buildings of 7,707, 3,600, and 4,356 square feet offer versatile spaces for various uses. The property is also equipped with a loading dock, ensuring efficient logistics. Spanning across 4.33 acres, the property is zoned for DLIM and has utilities in place, including AC Electric (480v, 3-Phase 1,200 Amp), water from Woodbine MUA, and septic system. With a fenced perimeter, your privacy and security are ensured. Don't miss this incredible investment opportunity. Explore the potential of the Woodbine Industrial Location and take advantage of its strategic location and versatile buildings. Schedule your viewing today!

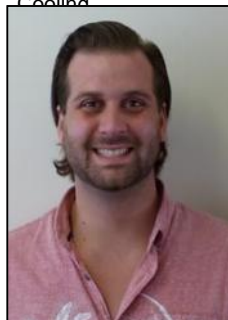
## PROPERTY DETAILS

Exterior	OutsideFeatures	InteriorFeatures	Heating
Block	Other (See Remarks)	Three Phase Electric Other (See Remarks)	No Heating

Cooling

Water  
Public

Sewer  
Septic



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