



Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 info@bergerrealty.com



3133 Fire Egg Harbor Township, NJ 08234

Asking \$4,000,000.00



COMMENTS

At the heart of any commercial venture is a professional space, something that speaks to success and professionalism. Something with all the amenities so employees can do their best work in a space that they truly enjoy coming to every day. That\'s what this office building has to offer. It's got everything you need for your business- from scalable conference rooms with stateof-the art technology, private offices large enough for team collaboration, and a complete CAT 5 cabling system (totaling around 25 miles) throughout the building which will help ensure seamless connectivity. The building is backed up by a diesel powered generator, and all lighting has been converted to LED. The pride in ownership is shown throughout this single tenant building. This building can remain for single tenant use or be divided into multiple units with its 112 parking spaces, multiple server rooms, and 19 HVAC units. It is currently available for sale or for lease.

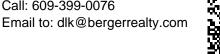
PROPERTY DETAILS

OutsideFeatures ParkingGarage InteriorFeatures Security Light/System Off Street Handicap Features Other (See Remarks)

Paved

Cooling HotWater Water Sewer Gas **Public** Public Sewer

Ask for Denise Kelley Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076





Heating

Forced Air

Gas-Natural