

# Berger Realty

• Since 1928 •



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**40 BUTTER ROAD**  
**Upper Township, NJ 08230**

**Asking \$795,000.00**



SJSRMLS

#### COMMENTS

NEW 8,000 SQ FT WAREHOUSE AND OFFICE BUILDINGS ON 1.9 ACRE COMMERCIAL AND INDUSTRIAL SITE IN A GREAT UPPER TOWNSHIP LOCATION OFF ROUTE 9 NEAR OCEAN CITY AND OTHER SHORE AREAS.

#### PROPERTY DETAILS

|                  |                   |                      |          |
|------------------|-------------------|----------------------|----------|
| OutsideFeatures  | ParkingGarage     | InteriorFeatures     | Basement |
| Loading Dock     | 11 or More Spaces | 220 Volt Electricity | Slab     |
| Storage Building |                   | 440 Volt Electricity |          |
| Truck Door       |                   | Restroom             |          |
|                  |                   | Security System      |          |
|                  |                   | Storage              |          |
|                  |                   | Three Phase Electric |          |
| Heating          | Cooling           | HotWater             |          |
| Gas-Natural      | Wall Units        | Gas                  |          |



Ask for Linda Watts  
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