

# Berger Realty

• Since 1928 •



Berger Realty, Inc  
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**40 BUTTER ROAD**  
**Upper Township, NJ 08230**

**Asking \$795,000.00**



SJSRMLS

#### COMMENTS

NEW 7,200 SQ FT WAREHOUSE AND OFFICE BUILDINGS ON 1.9 ACRE COMMERCIAL AND INDUSTRIAL SITE IN A GREAT UPPER TOWNSHIP LOCATION OFF ROUTE 9 NEAR SHORE AREAS. SOME FEATURES MAY BE DIFFERENT THAN AS SHOWN.

#### PROPERTY DETAILS

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



Ask for Phillip Bellucci  
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