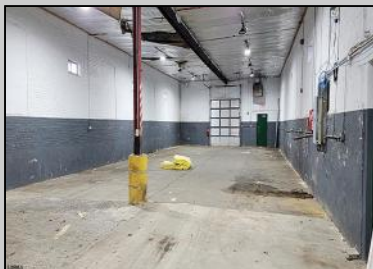
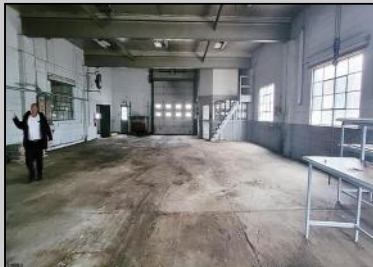


Berger Realty

Since 1928



Berger Realty, Inc
1330 Bay Avenue
Ocean City, NJ 08226
609-391-1330/609-391-1300
info@bergerrealty.com



426 Madison Avenue
Woodbine Borough, 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 Block	OutsideFeatures See Remarks	ParkingGarage Other (See Remarks)	InteriorFeatures Other (See Remarks) Three Phase Electric
-------------------	--------------------------------	--------------------------------------	---

Basement



Water
Public

Sewer
Septic

Ask for Thomas Horan

Berger Realty Inc

1330 Bay Avenue, Ocean City

Call: 609-391-1330

Email to: tph@bergerrealty.com

