

# Berger Realty

Since 1928



Berger Realty, Inc.  
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2703 Fire Rd  
Egg Harbor Township, NJ 08234

Asking \$1,795,000.00



## COMMENTS

Two Separate Buildings Offering Office and Warehouse Solutions: Building #1: Fronting Fire Road, this fully finished office building spans approximately 2,200 sq. ft., including a basement for additional storage or utility space. Building #2: Located behind the office building, this expansive 5,000+ sq. ft. warehouse features four overhead doors for easy access and operations. It includes an additional 500+ sq. ft. of finished office space, creating a perfect separation between administrative and warehouse functions. Prime Location: Situated on a high-traffic corner at Fire & Doughty Roads, this property offers exceptional visibility and accessibility. Conveniently located near major roadways, it's ideal for service or supply businesses seeking a strategic hub for both administrative and operational needs. Whether you're expanding your business or seeking a well-equipped location, this property delivers unmatched flexibility and convenience.

## PROPERTY DETAILS

Exterior See Remarks	OutsideFeatures Sign Truck Door	ParkingGarage 11 or More Spaces Off Street Paved	InteriorFeatures Restroom
Heating Forced Air	Cooling Central Wall Units	HotWater Electric	Water Public



Ask for Frank Shoemaker  
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