

# Berger Realty

Since 1920



Ocean 17  
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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	OutsideFeatures	ParkingGarage	InteriorFeatures
See Remarks	Sign Truck Door	11 or More Spaces Off Street Paved	Restroom

Heating	Cooling	HotWater	Water
Forced Air	Central Wall Units	Electric	Public



Ask for Matthew Galownia  
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