

Berger Realty

Since 1920



Ocean 17
1670 Boardwalk
Ocean City, NJ 08226
609-391-0500



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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 | 11 or More Spaces | Restroom |
| | Truck Door | Off Street | |
| | | Paved | |

| | | | |
|------------|------------|----------|--------|
| Heating | Cooling | HotWater | Water |
| Forced Air | Central | Electric | Public |
| | Wall Units | | |



Ask for Peter Harp
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