



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<br>See Remarks              | OutsideFeatures<br>Sign<br>Truck Door | ParkingGarage<br>11 or More Spaces<br>Off Street<br>Paved | InteriorFeatures<br>Restroom |
| Heating<br>Forced Air<br>Gas-Natural | Cooling<br>Central<br>Wall Units      | HotWater<br>Electric                                      | Water<br>Public              |
| Sewer<br>Public Sewer                |                                       |   |                              |

