

# Berger Realty

Since 1928



Ocean 17  
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897 12th  
Hammonton, NJ 08037

Asking \$7,965,000.00



SJSRMLS

## COMMENTS

ALERT -- INVESTORS OR LARGE SPACE USERS!! 58,800+- sqft, on 10.75 +- acres at a signalized intersection, just 6/10ths of a mile from AC Expressway Exit #28! The "897" building offers 28,800 sqft of existing Office and Warehouse Space that can be occupied early Spring 2025! Ample car and truck parking on-site, and multiple tailgate and drive-in loading doors. Monument signage and frontage on the signalized intersection of 2nd Road & 12th Street (Rt 54). Rooftop Solar Array is subject to a (PPA) Power Purchase Agreement for the occupants in the "897" building. 3-Phase power is available.

## PROPERTY DETAILS

ParkingGarage	Basement	Heating	Cooling
11 or More Spaces	Slab	Forced Air	Central
Off Street		Multi-Zoned	Multi-Zoned
Paved			
Water	Sewer		
Public	Public Sewer		



Ask for Colin Halliday  
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