

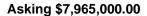


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897 12th Hammonton, NJ 08037















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 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 he \"897\" building. 3-Phase power is available.

	I KOI EKII DETAILO		
ParkingGarage	Basement	Heating	Cooling
11 or More Spaces	Slab	Forced Air	Central
Off Street		Multi-Zoned	Multi-Zoned
Paved			

Water Sewer
Public Public Sewer



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