



Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 info@bergerrealty.com



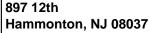












Asking \$7,965,000.00



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 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.

ParkingGarage 11 or More Spaces Off Street Paved

Basement Slab

PROPERTY DETAILS Heating Forced Air Multi-Zoned

Cooling Central Multi-Zoned

Water Public Sewer Public Sewer



Ask for Louis Ripa Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to: lcr@bergerrealty.com

