

Berger Realty

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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 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 | | |



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