

# Berger Realty

Since 1928



Berger Realty, Inc.  
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Ocean City, NJ 08226  
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**439 Westcoat  
Egg Harbor Township, NJ 08234**

**Asking \$3,549,000.00**



## COMMENTS

Exceptional Development Opportunity in Prime Location This is an outstanding opportunity to acquire a prime piece of real estate with significant potential for a variety of commercial development. Situated in a highly accessible location, this property consists of multiple parcels that are zoned for a wide range of uses, including the development of an Industrial Park, Flex Space Buildings, Storage Facilities, or a combination of all three. The zoning also permits Fabrication Facilities, Offices, Manufacturing, Retail, Conference Business Centers, Commercial Recreation, Distribution Facilities, Research Laboratories, Solar Fields, Hotels, Daycare Centers, and other light industrial uses. The property currently includes 6,000+/- sq. ft. of office space spread across two floors, ideal for a single tenant or easily divisible into two separate spaces with bathroom facilities on each level. Connected to the office area is a 10,000+/- sq. ft. warehouse featuring 24-foot ceilings and five overhead doors (20' +/- each), which can be converted into convenient drive-through bays to accommodate a variety of uses. The entire property sits on a prime 7.84+-acre parcel and is available for purchase at \$1,850,000.00. Additionally, the remaining 6 parcels offer substantial development potential for more warehouses, mini-storage facilities, flex space for contractors, or a retail strip center. The property's proximity to Atlantic City International Airport ensures easy access for both employees and customers. Plus, a new 657-unit housing development is currently under construction less than a mile away, featuring 258 single-family homes, 258 adult-55+ community homes, and 140 townhomes. This new development, combined with the surrounding population of 100+ residents within a 5-mile radius, creates a robust market for services and goods. Offered at \$1,850,000.00, this Estate is offered as a complete package, which includes the existing office and warehouse structure, along with development lots totaling 32+- acres. Don't miss out on this exceptional opportunity on a rapidly growing area with immense potential.



ASK FOR Tom Melchioni  
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Call: 609-399-0076  
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Multi-Zoned Multi-Zoned



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