

Berger Realty

Since 1920



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



5116 Oakwood
Mays Landing, NJ 08330

Asking \$749,000.00



COMMENTS

5116 Oakwood Blvd in the Hamilton Business Park is an exceptional, high-quality commercial building. This 4,448 sqft building is a "fortress," constructed with insulated (R40) 6" poured concrete walls, an insulated concrete slab floor, and has 21 kw solar panels installed (owned outright, no payments) -- so that your electricity is nearly free. 3 Zone Geothermal radiant heating system and air conditioned offices. The office/showroom space has reception area, private office/conference area, restroom, and kitchenette, plus a huge 2nd floor meeting room. Shop/Warehouse section is approximately 2,500 sf in size has 2 overhead (10' x 12') loading doors at grade, 14' ceiling height, and a restroom. The security system includes motion sensors and numerous cameras around the property. Outside parking and small yard area. Existing street-front signage for your business. All usage of the premises is subject to Hamilton Business Park and Hamilton Township rules and/or Ordinances. Tenant occupied until Sept 30 2025, but they will make a good faith effort to relocate earlier, to help facilitate a sale of the premises.

INTRODUCTION

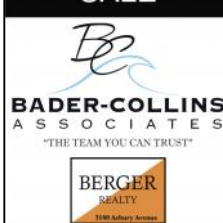
VIDEO:

https://drive.google.com/file/d/1g8pW_ehdd1Dp8-valBLemKaTjJSjIATN/view?usp=sharing

PROPERTY DETAILS

OutsideFeatures	ParkingGarage	InteriorFeatures	Basement
Truck Door	Off Street	220 Volt Electricity	Slab
	Paved	Restroom	
		Security System	

SALE



BADERCOLLINS.COM

Ask for Bader - Collins Associates
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: bca@bergerrealty.com
<http://www.BADERCOLLINS.com>

Sewer
Public Sewer

