



Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040



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Asking \$0.00











COMMENTS

27,000± SF industrial facility featuring 8,000± SF of modern office space and 19,000± SF of temperature-controlled warehouse, including a bonus mezzanine with service elevator. Warehouse features 20' ceilings at the eve, 2 dock-high doors, a 14\' drive-in, ample parking, and a turnkey condition, this property is built for efficiency and growth. Strategically located minutes from the Garden State Parkway and AC Expressway, it's the perfect opportunity for distribution, manufacturing, or flex operations. Starting rate of \$15sf for the office and \$12sf for the Warehouse, Call for Complete Marketing Package.

OutsideFeatures Loading Dock Sign Truck Door

ParkingGarage Off Street Paved

PROPERTY DETAILS

age InteriorFeatures
Fire Sprinkler System
Freight Elevator
Handicap Features
Security System
Smoke/Fire Alarm

Heating Forced Air Gas-Natural Multi-Zoned

Cooling Central Water Public Sewer Public Sewer



Ask for Alexandra Aylward Berger Realty Inc 109 E 55th St., Ocean City Call: 609-399-4211

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