



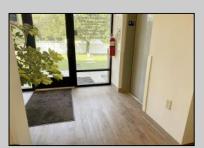
Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040



Asking \$0.00

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1402 Doughty Rd Egg Harbor Township, NJ 08234



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.

PROPERTY DETAILS

OutsideFeatures Loading Dock Sign Truck Door ParkingGarage Off Street Paved InteriorFeatures
Fire Sprinkler System
Freight Elevator
Handicap Features
Security System
Smoke/Fire Alarm

Heating Forced Air Gas-Natural Multi-Zoned

Cooling Water Sewer
Central Public Public Sewer



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

