

# Berger Realty

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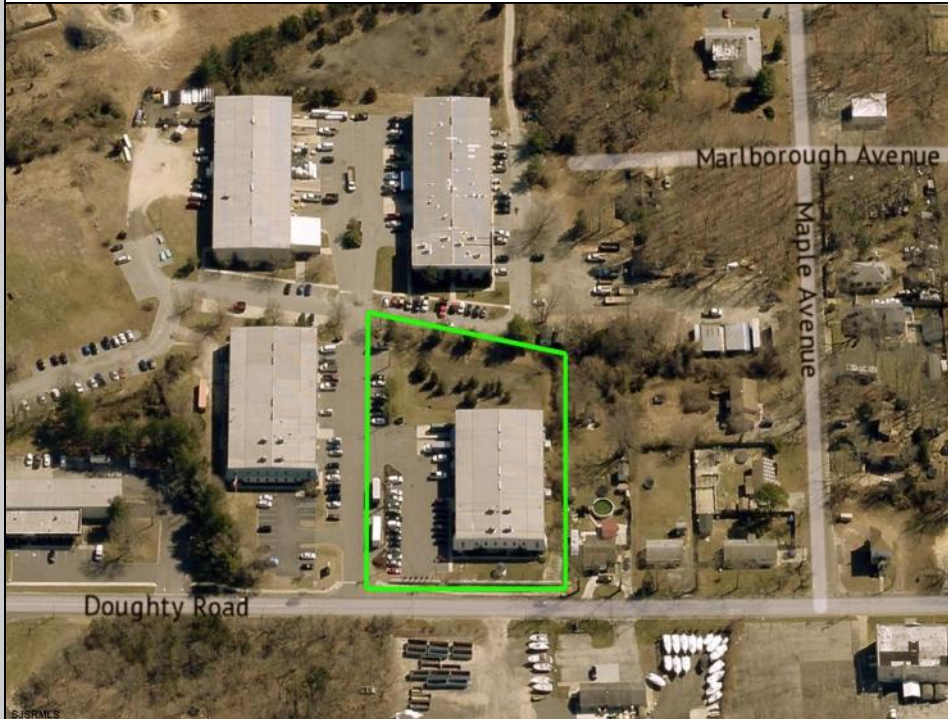


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Ocean City, NJ 08226  
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1402 Doughty Rd  
Egg Harbor Township, NJ 08234

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.

## PROPERTY DETAILS

|                 |               |                       |             |
|-----------------|---------------|-----------------------|-------------|
| OutsideFeatures | ParkingGarage | InteriorFeatures      | Heating     |
| Loading Dock    | Off Street    | Fire Sprinkler System | Forced Air  |
| Sign            | Paved         | Freight Elevator      | Gas-Natural |
| Truck Door      |               | Handicap Features     | Multi-Zoned |
|                 |               | Security System       |             |
|                 |               | Smoke/Fire Alarm      |             |
| Cooling         | Water         | Sewer                 |             |
| Central         | Public        | Public Sewer          |             |



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