

# Berger Realty

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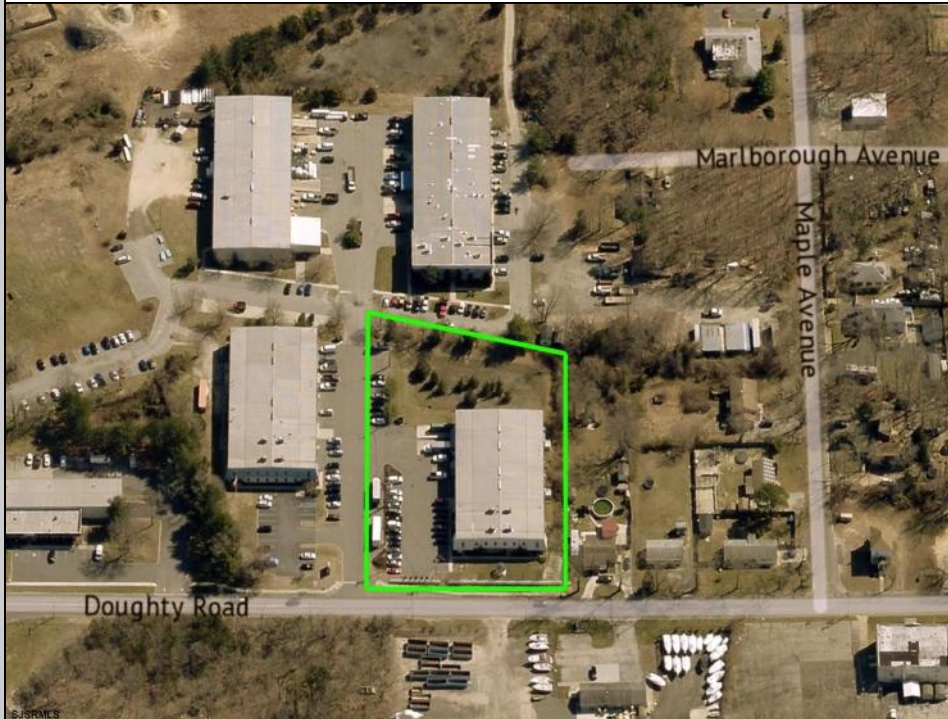


Berger Realty, Inc.  
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Ocean City, NJ 08226  
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1402 Doughty Rd  
Egg Harbor Township, NJ 08234

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 eave, 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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