

# Berger Realty

Since 1928



Berger Realty, Inc  
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5101 Oakwood  
Mays Landing, NJ 08330

Asking \$1,395,000.00



## COMMENTS

Rare offering in the Hamilton Business Park!!! This 11,680+- sqft metal building offers CLEAR SPAN 10,000 sqft open warehouse with ceiling heights that are approx. 18' at the eaves and 32' at the centerline/peak (as per owner). There is a 10'w x 12'h overhead door at the rear of the warehouse. The 2-story retail/office section offers views of the entire warehouse from its 2nd floor, which is ideal for observing activities in the back section. There are two restrooms in the building and its connected to public water and sewer services. 5-zones of HVAC. There are approx. 52 onsite paved parking spaces and approved business signage fronting Oakwood Blvd. Since it's a corner location, with nearly 2.5 acres, you have maximum exposure and visibility with 962' feet of frontage on two streets (source: tax record). An existing Tenant has a lease at \$8,500/month through November 2026. Buy now to get control of this very special commodity, and collect nice size rent checks while waiting to use it for your own business in 2026. This building is IDEAL for ATHLETIC/SPORTS and CONTRACTOR/WAREHOUSE usage. Call today for more info and a scheduled tour - DO NOT DISTURB the existing business, prospective buyers must be accompanied by the Realtor or the Owner for an appointment in "off-hours" that don't interrupt the Tenant's operations in the facility.

## PROPERTY DETAILS

OutsideFeatures	ParkingGarage	InteriorFeatures	Basement
Truck Door	11 or More Spaces	Restroom	Slab
	Off Street		
	Paved		



Ask for Michael Wallitsch  
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