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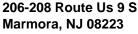


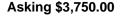














COMMENTS

Unlock big potential with this power-packed 1,950 SF flex/warehouse unit in prime Marmora—built in 2021 and ready for you to "load up" on growth. Featuring appx 20\' ceilings, a 14\' x 12\' automatic overhead door, durable metal construction, mini-split HVAC, ADA restroom, and reliable Reznor-style warehouse heat, this space is built to work as hard as you do. With well/septic, you'll enjoy predictable costs and fewer billing "surprises." Ideally set just off Route 9 with near-instant Parkway N/S access, you'll "coast" between Atlantic & Cape May Counties and all shore points with ease. Enjoy three dedicated parking spaces plus optional yard area when you need extra room to "gear up." MTCD zoning allows a wide mix of commercial, service, light industrial, contractor, and professional uses, giving you flexibility to expand your vision. Owner prefers a 3-year commitment, making this an ideal fit for teams ready to "lock in" long-term success. Available on/before 1/1/26.

Exterior OutsideFeatures ParkingGarage
See Remarks Restrooms 1 to 5 Spaces
Security Light/System Assigned
Sign Off Street

Truck Door

ParkingGarage InteriorFeatures
1 to 5 Spaces Other (See Remarks)
Assigned Restroom
Off Street Security System
Other (See Remarks)
Paved Storage

Water

Well



Heating Cooling
For Ask for Colin Hall wan Units
Gas Harder Realty Inc
See Remarks
Space/Wall/Floor
Call: 609-391-0500
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