

Berger Realty

Since 1928



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206-208 Route Us 9 S
Marmora, NJ 08223

Asking \$3,750.00



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.” MTC 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.

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	InteriorFeatures
See Remarks	Restrooms	1 to 5 Spaces	Other (See Remarks)
	Security Light/System	Assigned	Restroom
	Sign	Off Street	Security System
	Truck Door	Other (See Remarks)	Smoke/Fire Alarm
		Paved	Storage



Heating
Forced Air
Gas/Natural
See Remarks
Space/Wall/Floor
Cooling
Mini Split Units
Water
Well
Email to: lrc@bergerrealty.com

