



Ocean 17 1670 Boardwalk Ocean City, NJ 08226 609-391-0500



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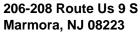


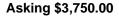














COMMENTS

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.

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| PROPERTY DETAILS | | |
| OutsideFeatures | ParkingGarage | InteriorFeatures |
| 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 |
| | PROPER* OutsideFeatures Restrooms Security Light/System Sign | PROPERTY DETAILS OutsideFeatures ParkingGarage Restrooms 1 to 5 Spaces Security Light/System Assigned Sign Off Street |

Paved



Heating Cooling
For Ask for Troy Eggite/all Units
Gas Hater Realty Inc
See Remarks
Space/Wall/Floor
Call: 609-391-0500
Email to: tde@bergerrealty.com



Storage

Water

Well