

# 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             |
| Basement    | Heating               | Cooling             | Water               |
| Slab        | Forced Air            | Wall Units          | Well                |
|             | Gas-Natural           |                     |                     |
|             | See Remarks           |                     |                     |
|             | Space/Wall/Floor      |                     |                     |

Sewer  
Septic

