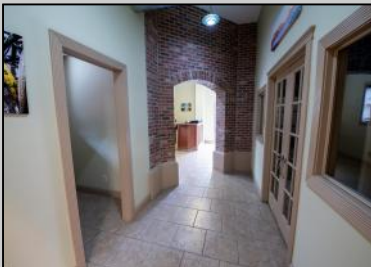


# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
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110 Miami  
Absecon, NJ 08201

Asking \$4,200.00



## COMMENTS

Location, Location, Location !!!!! New Absecon Commerical Rental Property available for lease +/- 1,500 sf office/professional & 2400 sf of warehouse. The building has a reception area with seating along with 2 private offices, conference room & kitchen. There is also 2400 Sq Ft of warehouse space with one garage door and 16' +/- ceilings along with 1000 sq ft mezzanine. Outside has a private driveway for the warehouse overhead door and a private parking lot with 8+ parking. This high traffic location close to white horse pike and fire road intersection and in close proximity to the Atlantic City International Airport, Stockton College, & AtlantiCare Mainland Hospital Being offered at \$4,200 renter is responsible for utilities and landscaping for the office and warehouse.

## PROPERTY DETAILS

|  |   |  |   |
|--|---|--|---|
| Exterior<br>Block<br>Frame/Wood<br>Vinyl | OutsideFeatures<br>Storage Building<br>Truck Door | ParkingGarage<br>6 to 10 Spaces<br>Paved | InteriorFeatures<br>Smoke/Fire Alarm<br>Storage |
| Basement<br>Slab                         | Heating<br>Gas-Natural                            | Cooling<br>Central<br>Wall Units         | Sewer<br>Public Sewer                           |



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