



Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
info@bergerrealty.com





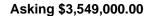














## **COMMENTS**

Exceptional Development Opportunity in Prime Location This is an outstanding opportunity to acquire a prime piece of real estate with significant potential for a variety of commercial development. Situated in a highly accessible location, this property consists of multiple parcels that are zoned for a wide range of uses, including the development of an Industrial Park, Flex Space Buildings, Storage Facilities, or a combination of all three. The zoning also permits Fabrication Facilities, Offices, Manufacturing, Retail, Conference Business Centers, Commercial Recreation, Distribution Facilities, Research Laboratories, Solar Fields, Hotels, Daycare Centers, and other light industrial uses. The property currently includes 6,000+/- sq. ft. of office space spread across two floors, ideal for a single tenant or easily divisible into two separate spaces with bathroom facilities on each level. Connected to the office area is a 10,000+/- sq. ft. warehouse featuring 24-foot ceilings and five overhead doors (20\' +/- each), which can be converted into convenient drive-through bays to accommodate a variety of uses. The entire property sits on a prime 7.84+-acre parcel and is available for purchase at \$1,850,000.00. Additionally, the remaining 6 parcels offer substantial development potential for more warehouses, mini-storage facilities, flex space for contractors, or a retail strip center. The property's proximity to Atlantic City International Airport ensures easy access for both employees and customers. Plus, a new 657-unit housing development is currently under construction less than a mile away, featuring 258 single-family homes, 258 adult-55+ community homes, and 140 townhomes. This new development, combined with the surrounding population

0+- residents within a 5-mile radius, creates a robust market for services ngs.A@ffered Et/A1/6992005ChisvEffato is offered as a complete 0.00 which includes the existing office and warehouse structure, along evelopment lots totaling 32+- acres. Don't missing the proposed on a 160 dby Shumbal with Markets with Markets with Markets between the complete of the compl

Call: 609 R39 PEROY TO ETAILS

Hermail to: ems@bergersealty.com Multi-Zoned Multi-Zoned

Sewer Septic

