



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



info@bergerrealty.com

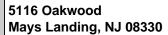
















COMMENTS

5116 Oakwood Blvd in the Hamilton Business Park is an exceptional, high-quality commercial building. This 4,448 sqft building is a \"fortress," constructed with insulated (R40) 6\" poured concrete walls, an insulated concrete slab floor, and has 21 kw solar panels installed (owned outright, no payments) -- so that your electricity is nearly free. 3 Zone Geothermal radiant heating system and air conditioned offices. The office/showroom space has reception area, private office/conference area, restroom, and kitchenette, plus a huge 2nd floor meeting room. Shop/Warehouse section is approximately 2,500 sf in size has 2 overhead (10\' x 12\') loading doors at grade, 14\' ceiling height, and a restroom. The security system includes motion sensors and numerous cameras around the property. Outside parking and small yard area. Existing street-front signage for your business. All usage of the premises is subject to Hamilton Business Park and Hamilton Township rules and/or Ordinances. Tenant occupied until Sept 30 2025, but they will make a good faith effort to relocate earlier, to help facilitate a sale of the premises. INTRODUCTION

https://drive.google.com/file/d/1g8pW_ehdd1Dp8-valBLeMKaTjJSjIATN/view?usp=sharing

PROPERTY DETAILS

OutsideFeatures Truck Door ParkingGarage Off Street Paved InteriorFeatures 220 Volt Electricity Restroom Basement Slab

Restroom Security System



CoAlsily for Cassidy Fletteher

CeBelger Realty IncPublic

1330 Bay Avenue, Ocean City

Call: 609-391-1330

Email to: crf@bergerrealty.com

Sewer Public Sewer

