



5116 Oakwood  
Mays Landing, NJ 08330

Asking \$749,000.00



### 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 VIDEO:  
[https://drive.google.com/file/d/1g8pW\\_ehdd1Dp8-valBLemKaTjJSjIATN/view?usp=sharing](https://drive.google.com/file/d/1g8pW_ehdd1Dp8-valBLemKaTjJSjIATN/view?usp=sharing)

### PROPERTY DETAILS

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



Ask for Lori McCluskey  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: lam@bergerrealty.com

Sewer  
Public Sewer

