



**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

PROPERTY DETAILS

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



Ask for Lauren Gruber
 Broker
 Berger Realty Inc
 3160 Asbury Avenue, Ocean City
 Call: 609-399-0076
 Email to: lmg@bergerrealty.com

Sewer
 Public Sewer

