



FIRE ROAD BUSINESS PARK



**1402 Doughty Rd – 1st floor
Egg Harbor Township, NJ 08234**

Contact: Marcela Baumgardner

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Size:	≈ 3,260 SF
Asking Price:	\$15.20/SF/year
Condition of Property:	Excellent
Year built:	1996
Flooring:	Carpet – Wall to wall / Hardwood
Water:	Supplied by NJ American Water (2 services: Fire and Consumption)
Sewer:	City Sewer
Gas:	Supplied by South Jersey Gas
Power:	Atlantic City Electric
Heat:	Gas
HVAC:	Yes
Fire Sprinkler:	Yes
Windows:	Energy Efficient
Interior Features:	2 restrooms, 2 conference rooms, kitchen/break room, closets Recently renovated lighting (not shown in pictures)
Parking:	Ample (11 spaces), paved
Zoning:	Industrial (M-1)
Security G Fire:	Systems monitored by outside services. Routinely serviced
Location:	Strategic. Solid growth. Highly accessible by many county and state roads. Minutes from the Garden State Parkway (N-S) and the AC Expressway (E-W)

ENTRANCE



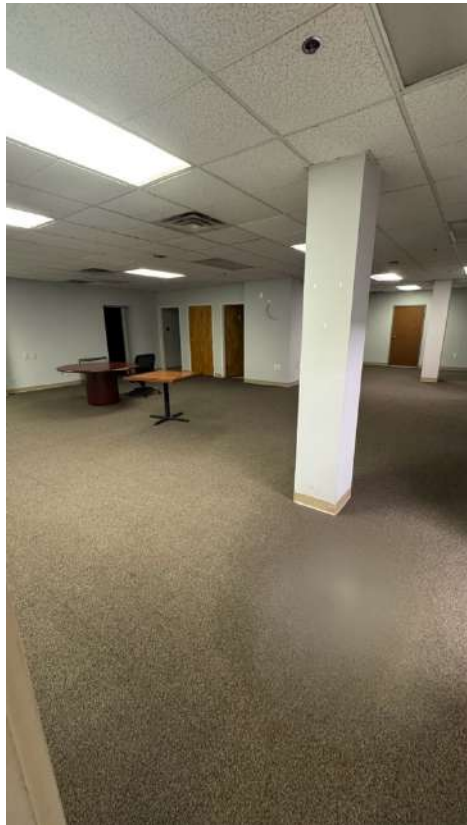


SUGGESTED USE - ENTRANCE



OPEN SPACE





SUGGESTED USE - OPEN SPACE



PRIVATE OFFICES





SUGGESTED USE - PRIVATE OFFICES



CONFERENCE ROOM 1



SUGGESTED USE - CONFERENCE ROOM 1



KITCHEN/BREAK ROOM



SUGGESTED USE - KITCHEN/BREAK ROOM



