



## **FIRE ROAD BUSINESS PARK**



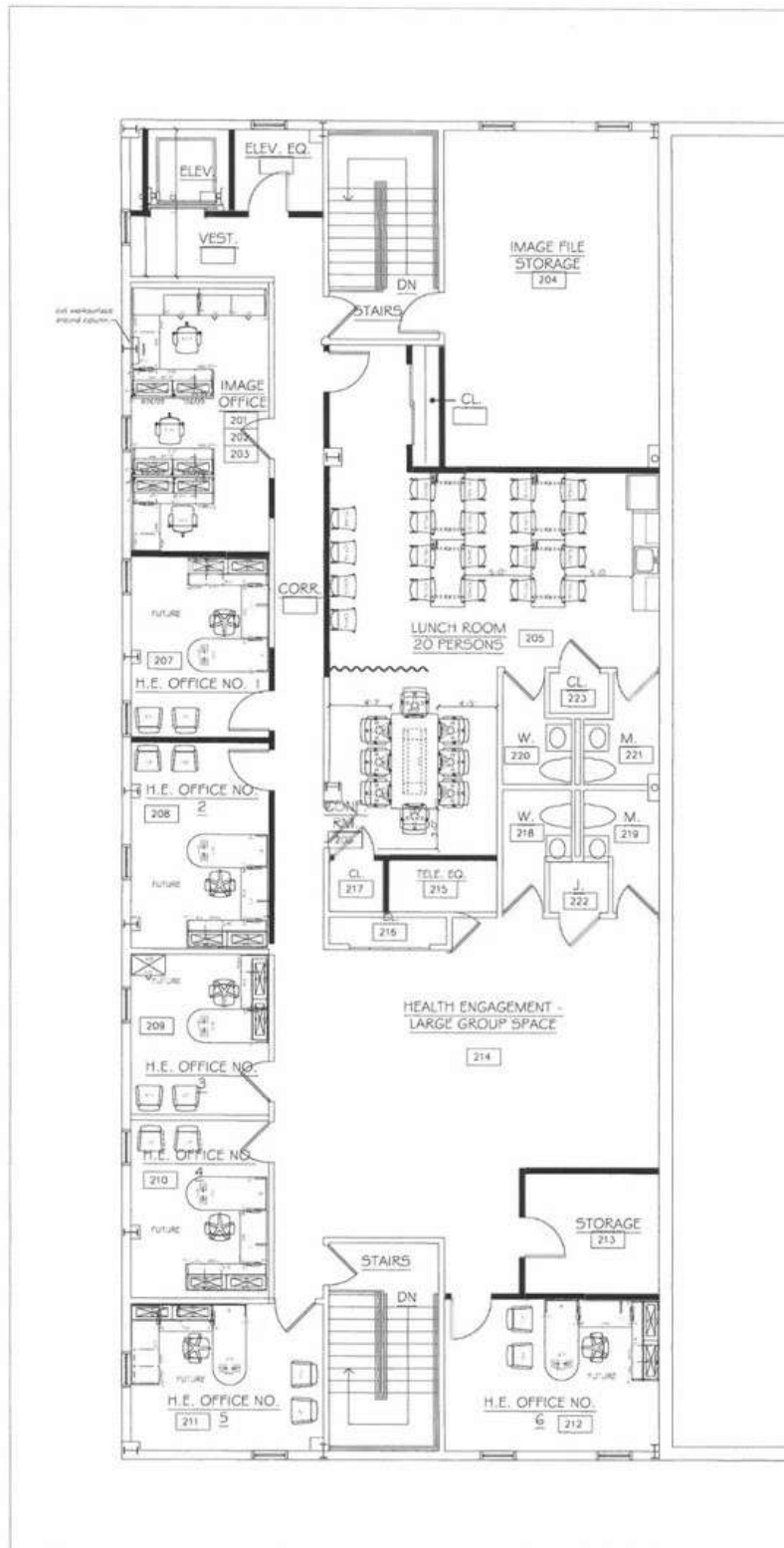
**1406 Doughty Rd  
Egg Harbor Township, NJ 08234**

**Contact:      Marcela Baumgardner**

**267 584 8889**

**[marcela@fireofficepark.com](mailto:marcela@fireofficepark.com)**

<b>Size:</b>	180'x100', 27,000 SF total 19,000 Warehouse 8,000 Office
<b>Ceiling Height:</b>	20'-25'
<b>Truck Loading:</b>	2 Docks with levelers, 1 Drive-In
<b>Column Spacing:</b>	20'x50'
<b>Construction:</b>	Floors – Poured concrete at grade level Walls – Insulated metal paneling with blocks
<b>Condition of Property:</b>	Excellent
<b>Water:</b>	Supplied by NJ American Water (2 services: Fire and Consumption)
<b>Sewer:</b>	City Sewer
<b>Gas:</b>	Supplied by South Jersey Gas
<b>Power:</b>	Atlantic City Electric Generator and transfer switch installed for redundancy
<b>Heat:</b>	Gas
<b>HVAC:</b>	Aircon in warehouse, 4 RTU, 2 Ground Mounted, 2 Mini-split
<b>Fire Sprinkler:</b>	Yes
<b>Windows:</b>	Energy Efficient
<b>Parking:</b>	Ample
<b>Zoning:</b>	Industrial (M-1)
<b>Security G Fire:</b>	Systems monitored by outside services. Routinely serviced
<b>Elevators:</b>	One for office and one hydraulic lift for the mezzanine in the warehouse
<b>Location:</b>	Strategic. Solid growth potential. Highly accessible by many county and state roads. Minutes from the Garden State Parkway (N-S) and the AC Expressway (E-W)



COFCO  
1000 North Atlantic Ave.  
P.O. Box 1000  
Tampa, FL 33601  
Tel: 813.251.8834  
Fax: 813.251.8834  
www.cofco.com

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NO. 1000 CONSTRUCTION

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Scale:  
1/4" = 1'-0"  
on 24x36  
Project #:  
0709033

Sheet No.

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