



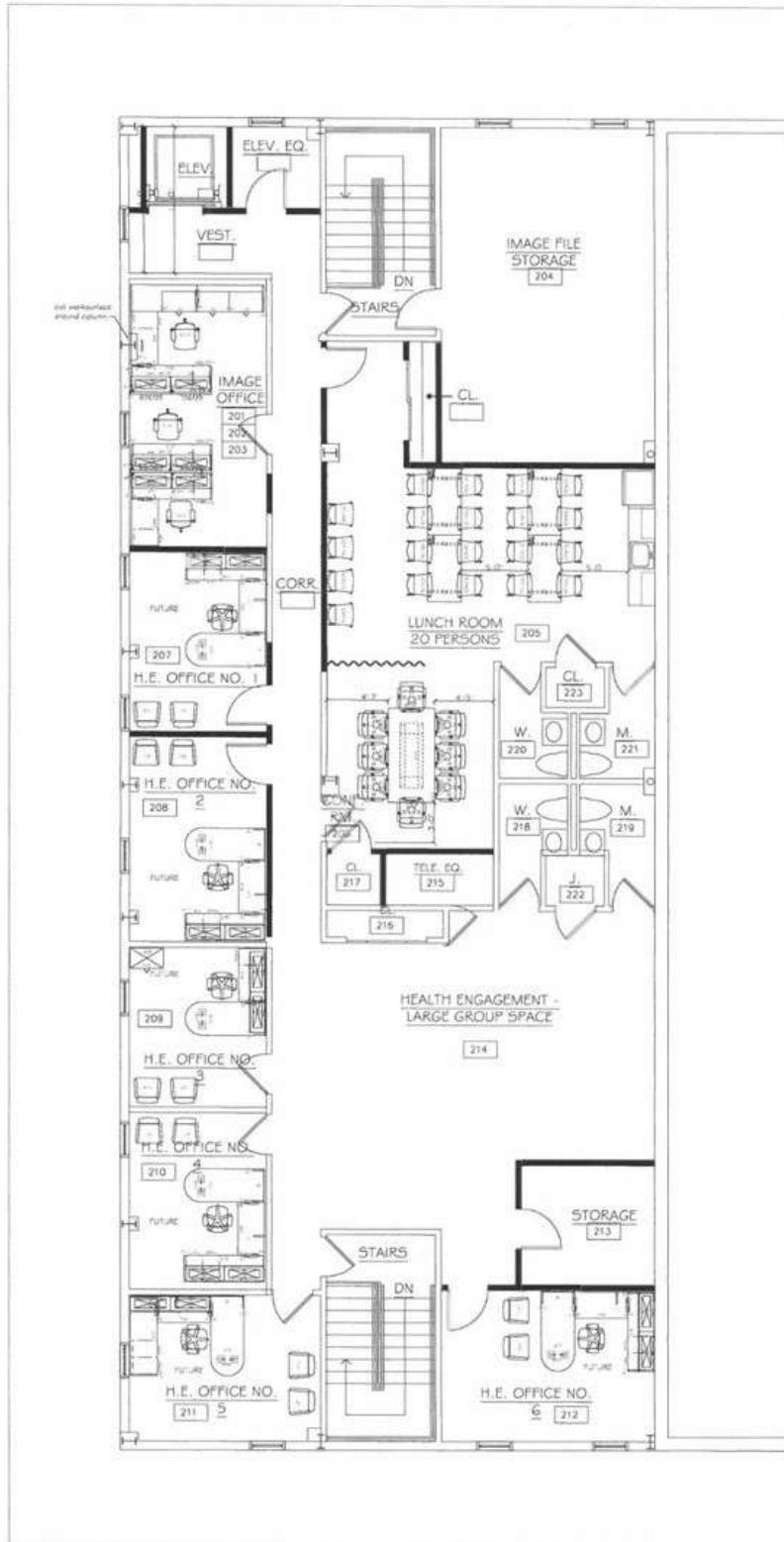
**1406 Doughty Rd
Egg Harbor Township, NJ 08234**

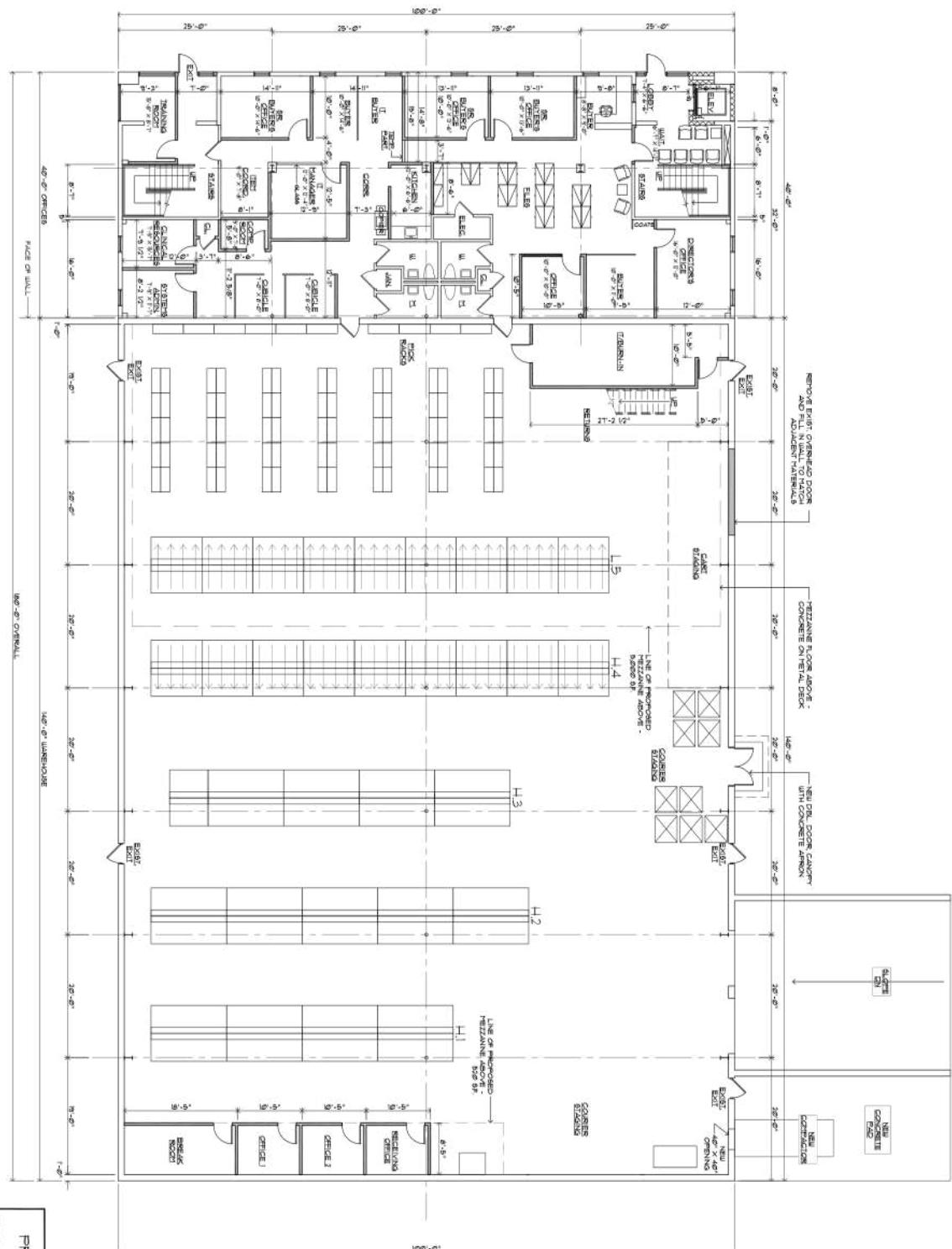
Contact: **Marcela Baumgardner**

267 584 8889

marcela@fireofficepark.com

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





PRELIMINARY AS OF
09/18/10
NOT FOR CONSTRUCTION

H = HIGH RACKS
L = LOW RACKS

PROJECT NAME:
**PARK HOLDING
LLC**
1408 DOUGHTY ROAD
LEGG HARBOR TWP.,
08224
DRAWING FILE
**PROPOSED
FIRST FLOOR
PLAN**

OCEAN CITY, N.J. 08226 (1520)
609-377-7065
609-398-2180 FAX
OWNER:
FIRE OFFICE

HERBERT GRAMA, JR., N.J. LICENSE NO. 3986
ARCHITECT

DATE _____

A-1.4













