

3162 FIRE RD EGG HARBOR TWP, NJ

BERKSHIRE
HATHAWAY
HomeServices
Fox & Roach, REALTORS®

RICH BAEHRLE
GET RICH IN REAL ESTATE
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LEASE: \$5,500/M
GROSS + UTILS

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All information is deemed to be from sources that are reliable, however, the property Owner and Berkshire Hathaway Home Services, Fox & Roach, Realtors (it's principles, employees or agents) make no warranty as to the accuracy of the information contained herein. This information is submitted subject to errors or omissions which may be changed without liability upon discovery, and changes of availability and terms without prior notice. There are many factors that effect property value, such as zoning/planning issues and construction codes, environmental concerns such as buried tanks, asbestos, hazardous spills, lead paint, radon, etc; pest infestation, and the prospective Tenant or Purchaser agrees to take full responsibility for adequately investigating any potential conditions that may effect their ownership and usage of real estate. Furthermore, they are advised to retain competent Legal, Financial, Construction, Architectural, Engineering, or similar expertise and assistance

Versatile Commercial Space - Ideal for Office, Showroom, and Warehouse Use

Explore endless possibilities with this well-appointed commercial property offering a combined 6000 square feet of versatile space. Conveniently located near the Parkway entrance, this property serves Atlantic and Cape May Counties, making it an excellent hub for businesses seeking strategic access and central positioning.

Key Features:

- **Office/Showroom Space (3000 SF):** Step into a modern and expansive office/showroom area that caters to your professional needs. The flexible layout allows for a dynamic blend of office and display spaces, making it perfect for businesses that require both a functional workspace and a showroom environment.
- **Warehouse Space (3000 SF):** Unleash the potential of the 3000 square feet warehouse, featuring three overhead doors for seamless loading and unloading. This expansive warehouse space offers versatility for various storage and operational needs.
- **Strategic Location:** Positioned near the Parkway entrance, this property ensures easy accessibility for both clients and logistical operations. Centrally located, it provides a prime spot for businesses serving Atlantic and Cape May Counties.
- **Versatile Use:** Whether you need a showroom to display products, a warehouse for efficient logistics, or a combination of both, this property accommodates versatile use. Tailor the space to meet your unique business requirements.
- **Centrally Located:** Enjoy the advantages of a central location, streamlining operations and enhancing your business's visibility.

Lease Information:

- **Total Space:** 6000 square feet (3000 SF Office/Showroom + 3000 SF Warehouse)
- **Overhead Doors:** 3
- **Ideal for:** Office, showroom, warehouse
- **Service Area:** Atlantic & Cape May Counties
- **Flexible Lease Terms:** Tailored to meet your business needs

Don't miss the opportunity to establish your business in this strategically located and adaptable commercial space. Contact us today to schedule a viewing and envision the future possibilities for your business.

PROPERTY PHOTOS





ZONING

§ 225-38. RCD Regional Commercial Development District. [Amended 12-23-1980 by Ord. No. 47-1980 ; 8-12-1981 by Ord. No. 18-1981 ; 12-8-1982 by Ord. No. 71-1982 ; 3-11-1987 by Ord. No. 6-1987 ; 3-11-1992 by Ord. No. 8-1992 ; 2-24-1993 by Ord. No. 9-1993 ; 3-14-2001 by Ord. No. 8-2001 ; 6-12-2002 by Ord. No. 35-2002]

A. Permitted principal uses shall be:

- (1) Offices for business, professional and governmental purposes.
- (2) Light industry where the only activity involved is one of the fabricating or the assembling of standardized parts as contrasted to a processing activity which would involve a physical or chemical process that would change the nature and/or character of the product and/or raw material.
- (3) The wholesaling or retailing of goods and/or services, including the warehousing or storage of goods.
- (4) Scientific or research laboratories devoted to research, design and/or experimentation and processing and fabricating incidental thereto, provided that no materials or finished products shall be manufactured, processed or fabricated on said premises for sale, except such as are incidental to said laboratory activities or are otherwise permitted in this zone.
- (5) Education facilities, including commercial, private and public schools.
- (6) Gasoline filling stations; mixed retail sales and gasoline filling stations. **[Amended 4-11-2012 by Ord. No. 8-2012]**
- (7) Furniture, furnishings and household appliance stores.
- (8) A public garage, new motor sales or leasing agency or used motor vehicle sales agency (provided that it is incidental to the sale of new motor vehicles) or a used motor vehicle sales agency which involves the construction of a single new building of not less than 10,000 square feet. **[Amended 12-13-2006 by Ord. No. 79-2006]**
- (9) Commercial recreation facilities, including outdoor and indoor theaters, miniature golf and golf driving ranges, batting cages, bowling alleys, indoor soccer, skating rinks and other uses similar to those noted herein.
- (10) Funeral homes.
- (11) Shopping centers.
- (12) All uses permitted in the NB Zone.
- (13) Personal wireless telecommunications facility not to exceed 120 feet in height. **[Added 5-14-2003 by Ord. No. 20-2003]**
- (14) Motels, as defined in this chapter. **[Added 6-8-2005 by Ord. No. 24-2005]**
- (15) Home improvement stores, including the sale of building materials and lumber. **[Added 2-13-2008 by Ord. No. 2-2008]**

(16) Fast-food restaurants. [Added 6-22-2011 by Ord. No. 22-2011]

(17) Drive-in banking facilities. [Added 6-22-2011 by Ord. No. 22-2011]

(18) Adult day health care facilities and assisted living facilities. [Added 11-29-2017 by Ord. No. 35-2017]

B. Permitted accessory uses shall be:

(1) Uses and buildings customary and incidental to the principal use or building.

(2) Outdoor storage of materials incidental to such industrial uses as are permitted above, provided that the areas for such storage and the location and type of fencing used to separate them from other areas and screen them from view from public streets and from other nonindustrial uses as approved by the Planning Board during site plan review.

(3) A single dwelling unit or apartment dwelling unit, provided that the same is physically attached to the principal structure on the lot.

(4) Personal wireless telecommunications equipment facility not to exceed 15 feet in height. [Added 5-14-2003 by Ord. No. 20-2003]

C. Area, yard and building requirements shall be as specified in § 225-7.

D. Permitted modifications and conditional uses:

(1) ¹Arcades subject to the following special requirements:

(a) There shall be 60 square feet of operating area for each machine. The calculation of the operating area shall exclude any area of the premises which is used for other purposes, such as for eating, toilet facilities, and other uses not directly associated with or essential to the amusement machines, but shall include access and walkways primarily serving the machines.

(b) A minimum of 1,500 square feet of operating area.

(c) A maximum total number of 40 machines.

(d) Off-street parking at a ratio of one off-street space for each two licensed machines.

(e) Adequate special parking facilities for bicycles, mopeds and motorcycles as determined by the Planning Board as part of site plan review.

(f) No such enterprise shall be located closer than 1,000 feet to a primary or secondary school, measured door to door.

E. Other requirements shall be:

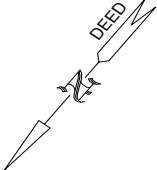
(1) Traffic control. Only one access driveway to a public right-of-way is permitted for every 150 feet of lot frontage on said right-of-way, with a maximum of three access roads on

1. Editor's Note: Former Subsection D(1), regarding fast-food restaurants, was repealed 6-22-2011 by Ord. No. 22-2011. This ordinance also repealed former Subsection D(3), regarding drive-in banking facilities, and redesignated former Subsection D(2) as Subsection D(1).

any one public right-of-way, and shall be at least 50 feet from any property line and 100 feet from the intersection of any public roads. Measurements shall be made from the center line of the road(s) in question.

- (2) Buffer area. A buffer area not less than 50 feet in width shall be required along any residential zone boundary line tangent or crossing lands in an RCD District, except when adjoining property in the residential zone is used for nonresidential purposes. In addition, the periphery that requires a buffer shall consist of a landscaped area with at least five-foot-high growth. All buffer areas shall be planted and maintained with either grass or ground cover, together with a screen of live shrubs or scattered plantings of live trees, shrubs or other plant materials meeting the following requirements:
 - (a) The preservation of all natural wooded tracts, provided that the growth is of a density and the area has sufficient width to serve the purpose of a buffer. Where additional plantings are necessary to establish an effective buffer, said plantings may be required.
 - (b) Plant materials used in screen planting shall be at least three feet in height when planted and shall be of such density as will obscure the glare of automobile headlights emitted from the premises.
 - (c) The screen planting shall be placed so that at maturity it will not be closer than three feet from any street line or property line.
 - (d) Trees shall be at least five feet in height when planted and be of balled, burlapped nursery stock and be free of insect and disease.
 - (e) Any plant material which does not live shall be replaced within one year or one growing season.
 - (f) Screen plantings and landscaping shall be broken at points of vehicular and pedestrian ingress and egress to assure a clear sight triangle at all street and driveway intersections.
- (3) Other requirements, as specified in § 225-35E.

SURVEY



GENERAL NOTES

1. SUBJECT PROPERTY CONTAINS A CALCULATED AREA OF 0.80 ACRES.
2. OFFSETS SHOWN ARE GIVEN FOR CHECKING COMPLIANCE WITH DEED RESTRICTIONS AND ZONING REGULATIONS ONLY. OFFSETS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SPECIFICALLY NOTED OTHERWISE. RESPONSIBILITY FOR THE OFFSETS SHOWN ARELINED OTHER THAN AS INTENDED.
3. THIS PROPERTY IS SUBJECT TO DOCUMENTS OF RECORD, UNDERGROUND IMPROVEMENTS, EASEMENTS, PROPERTY LINE AGREEMENTS, ETC. OTHER THAN THOSE SHOWN ON THIS SURVEY. THE SURVEYOR HAS REVIEWED THESE DOCUMENTS AND RESERVES THE RIGHT TO MODIFY THIS SURVEY SHOULD ANY SUCH INFORMATION BECOME AVAILABLE.
4. SURVEYOR'S SIGNATURE AND SEAL SIGNIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION, ONLY SCALED COPIES SHALL BE CONSIDERED AS TRUE COPIES.
5. THE ILLUSTRATION OF NEIGHBORING CLAIMS OR RIGHTS, OR UNREGULATED OR UNRECORDED EASEMENTS, ETC. SHOWN ON THIS SURVEY ARE NOT INCLUDED AS PART OF SURVEYOR'S CONTRACT WITH CLIENT. SURVEYOR RESERVES THE RIGHT TO MODIFY THIS SURVEY SHOULD CLIENT REQUEST THESE ADDITIONAL SERVICES.
6. THIS SURVEY HAS BEEN PREPARED ONLY FOR THE USE OF THE NAMED PARTY OR PARTIES. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE OR FOR USE WITH SURVEY AFFIDAVIT, OR FOR USE BY ANY OTHER PERSON OR ENTITY WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR. THE SURVEYOR DOES NOT SPECIFICALLY NAME, FOR ANY REASONS OTHER THAN AS ORIGINALLY INTENDED.
7. INCLUDING LOCATION OF INTERFERENCES OF NEIGHBOR'S SUBSTANCES IS NOT INCLUDED AS PART OF SURVEYOR'S CONTRACT WITH CLIENT.

SURVEY REFERENCES:

1. EGG HARBOR TOWNSHIP TAX MAP SHEET NO. 22
2. TITLE COMMITMENT PREPARED BY CARE ATLANTIC TITLE AGENCY FILE NO. C102-19096.
3. SURVEY PREPARED BY PAUL H. KOELLING & ASSOC., DATED 2/4/97 AND BEING PROJECT NO. 604.
4. DEED IN BOOK 4955 PAGE 194.
5. DEED IN BOOK 7559 PAGE 3473.
6. FILED MAP NO. 1821, FILED 11/2/17A.
7. FILED MAP NO. 559, FILED 4/19/1998

CERTIFIED TO:

SE INTERNATIONAL, LLC
CARE ATLANTIC TITLE AGENCY, LLC

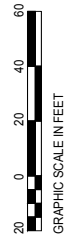
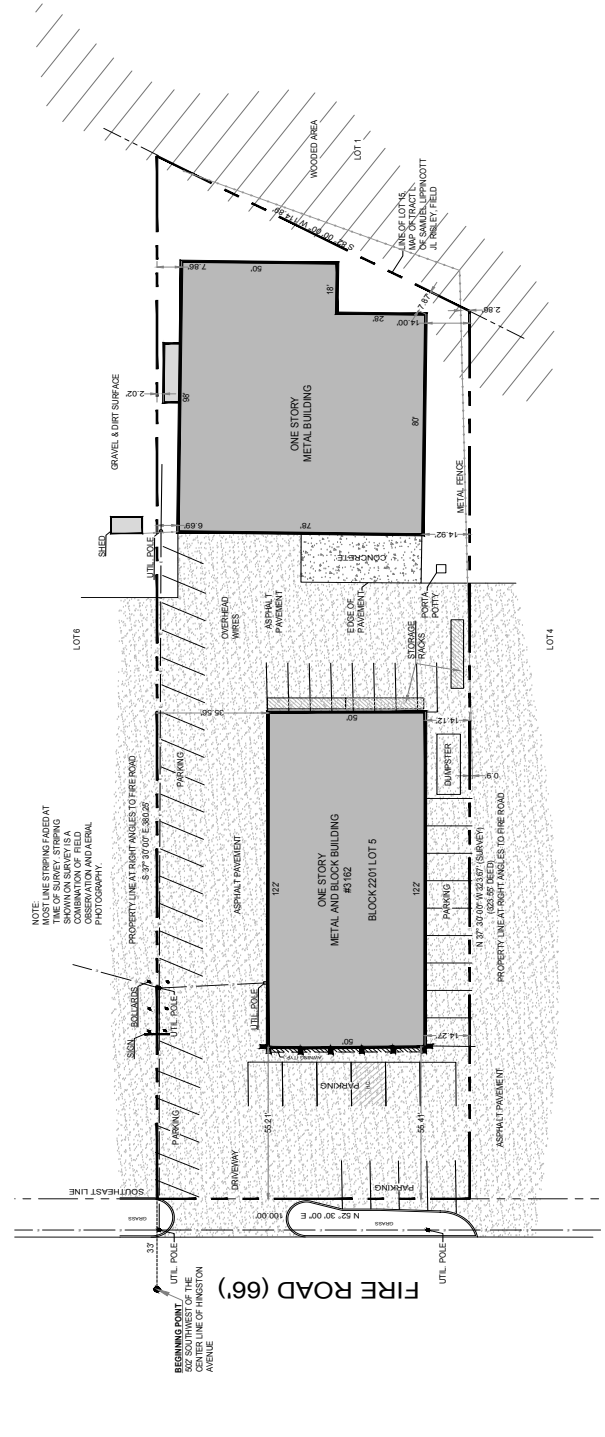
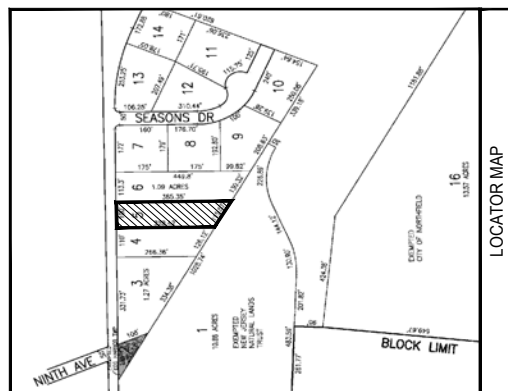
PROPERTY SURVEY
BLOCK 2201 LOT 5
EGG HARBOR TWP., ATLANTIC COUNTY NEW JERSEY
BY: BAP/WJP
PROJ. NO.: 36161

Arthur W. Ponzio, Jr.
ARTHUR W. PONZIO, JR.
PROFESSIONAL PLANNER N.J. NO. 2576
PROFESSIONAL LAND SURVEYOR N.J. NO. 25314

AWP
ARTHUR W. PONZIO CO. & ASSOCIATES, INC.
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460 MOORE AVENUE, SUITE 200
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WWW.JREBYSTATEMATH.NJ.COM 2042801509

NO.	DATE	BY	DESCRIPTION

BY REFERENCE TO THIS SURVEY, THE SURVEYOR HAS REVIEWED THE RECORDS OF THE COUNTY CLERK AND THE RECORDS OF THE COUNTY ENGINEER AND HAS FOUND NO RECORDS OF RECORD, EASEMENTS, ETC. OTHER THAN THOSE SHOWN ON THIS SURVEY. THE SURVEYOR HAS REVIEWED THESE DOCUMENTS AND RESERVES THE RIGHT TO MODIFY THIS SURVEY SHOULD ANY SUCH INFORMATION BECOME AVAILABLE.



EXPERIENCE LEADERSHIP **RICH** RICHARD BAEHRLE INNOVATION

Depend on Rich's expertise when buying, selling or leasing **commercial real estate**.

- OFFICE SPACE
- RETAIL SPACE/SHOPPING CENTERS
- LAND
- HOTELS/MOTELS
- RESTAURANTS
- WAREHOUSE/FLEX SPACE
- OTHER BUSINESS OPPORTUNITIES
- RESIDENTIAL PROPERTIES

For more than 35 years, Richard P. Baehrle has been the leader in commercial real estate in Atlantic, Cape May and Cumberland counties. **Rich** uses creativity and tenacity to achieve **RESULTS**.

A PROVEN RECORD

- Atlantic County Board of REALTORS® Platinum Award
- Atlantic County Board of REALTORS® Gold Award
- Top Producer (multiple years)
- Commercial Agent of the Year (multiple years)
- #1 Commercial Agent for Prudential Fox & Roach, REALTORS® 2010 | 2011 | 2012 | 2013
- Atlantic County Community Involvement Award



RICHARD P. BAEHRLE, REALTOR®
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**BERKSHIRE
HATHAWAY**
HomeServices

Fox & Roach, REALTORS®



PROFESSIONAL MARKETING POWER

Rich draws from a wide range of marketing tools and techniques to help his clients achieve their goals:

- Networking through regional business and community organizations; the 4,500+ sales associates at 65 Berkshire Hathaway Home Services Fox & Roach offices; and contacts developed through more than 29 years in the business
- Internet marketing, including listings on the Multiple Listing Service (MLS) as well as LoopNet and CoStar, the leading commercial real estate sites
- Direct marketing to an extensive database of professional contacts

STRONG COMMUNITY CONNECTIONS

Rich is devoted to giving back to the community, serving on the original board of the Alcove Center for Grieving Children.

Rich is active in issues that affect the region's business and economic health.

- Chairman, Atlantic County Economic Development Council 2009 thru 2013
- Past President, Atlantic County Mainland Chamber of Commerce
- President, Northfield Economic Development Committee
- President, Professional Networking Club
- Member, Galloway Township Economic Development Committee Board and Metropolitan Business Civic Association

**WHEN YOU'RE INVESTING IN REAL ESTATE,
IT PAYS TO GET RICH!**



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TEAM BAEHRLE

IT'S A FAMILY-THING!

