

# 3133 Fire Road Egg Harbor Township, NJ 08234

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## For Sale or Lease



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# Executive Summary

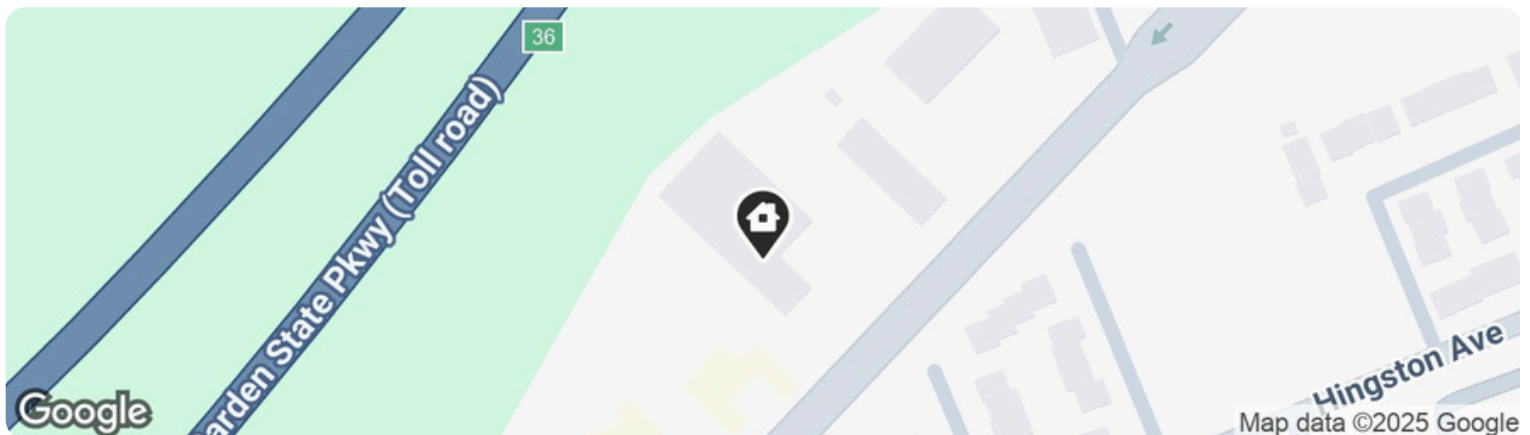
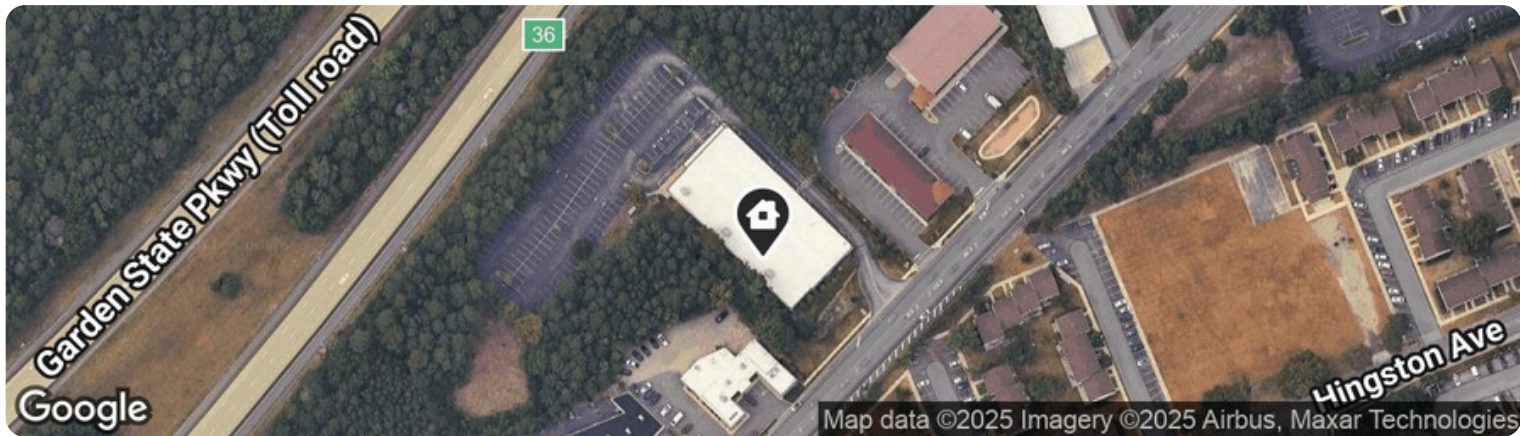
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- + Property Name: 3133 Fire Road
- + Location: Egg Harbor Township, Atlantic County, NJ 08234
- + Type: Office / Flex Commercial Space
- + Available: For Lease or Sale
- + Sale Price: \$4,000,000
- + Lease Rate: \$15/SF/year gross (5,000-24,695 SF available)

## Maps

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Aerial



# Property Information

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## Description

At the heart of any commercial venture is a professional space, something that speaks to success and professionalism. Something with all the amenities so employees can do their best work in a space that they truly enjoy coming to every day. That's what this office building has to offer. It's got everything you need for your business- from scalable conference rooms with state-of-the art technology, private offices large enough for team collaboration, and a complete CAT 5 cabling system (totaling around 25 miles) throughout the building which will help ensure seamless connectivity. The building is backed up by a diesel powered generator, and all lighting has been converted to LED. The pride in ownership is shown throughout this single tenant building. This building can remain for single tenant use or be divided into multiple units with its 112 parking spaces, multiple server rooms, and 19 HVAC units. It is currently available for sale or for lease.

## Property Facts

- + Regional Commercial Development District Zoning
  - + 4.16 acre lot
  - + Located just off of the major Garden State Parkway Exit 36
  - + Executive office building with 33 separate offices, 8 conference rooms, kitchen
  - + Single story office
  - + CAT 5 Cabling throughout
  - + 19 HVAC-Forced air system with gas fired heat
  - + Diesel Fueled Generator Covering Full Building
  - + Lighting-LED Fixtures
  - + Security-alarm and camera system in place.
  - + Parking - 112 spaces
  - + 2024 Property taxes \$74,000
  - + Structure comprised of Free-span steel truss with cinderblock/stucco exterior
  - + Former use: roller rink (1992-2004), tech/office facility (2004-2022)
  - + Turn-key high end office
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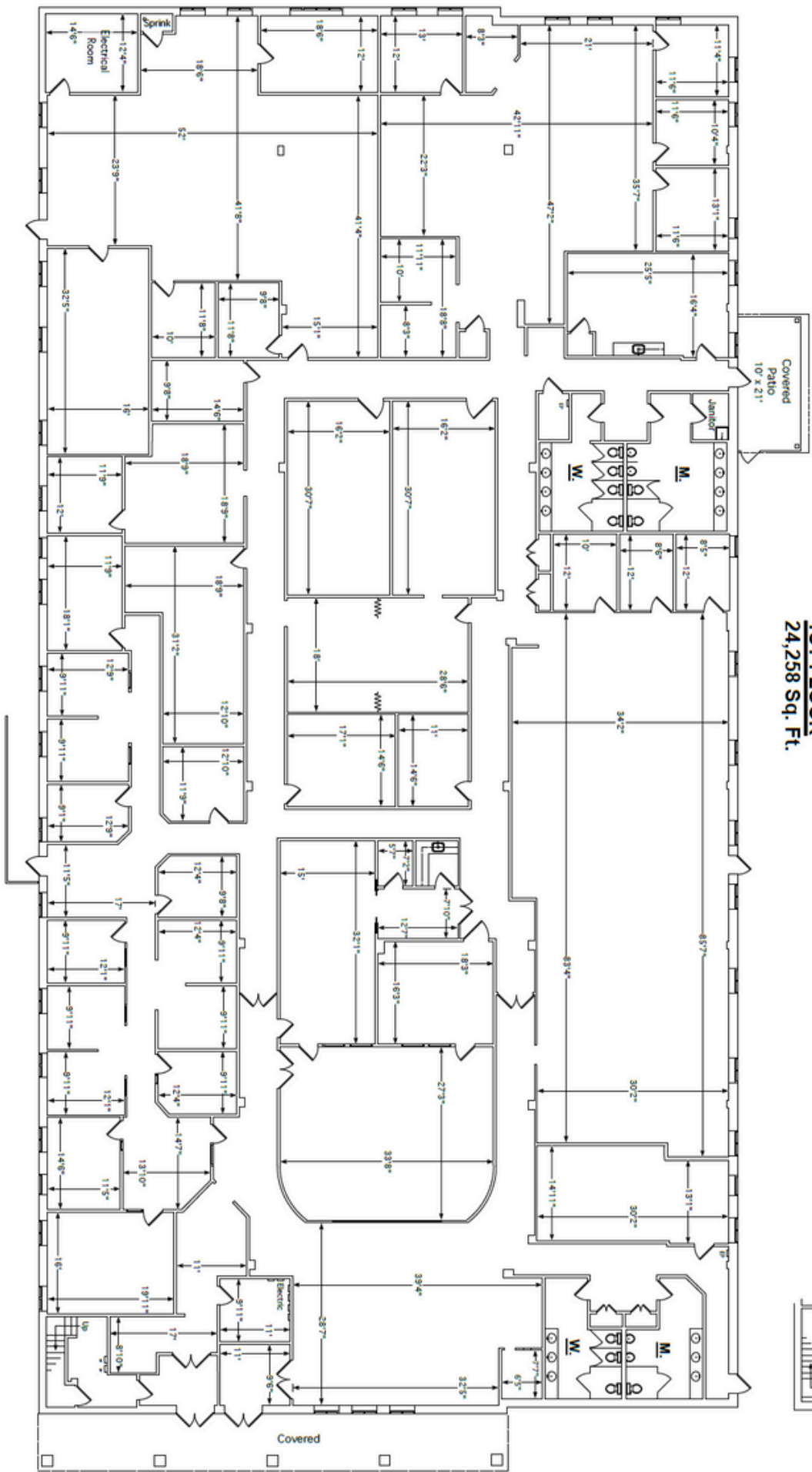
# Regional Commercial District Zoning

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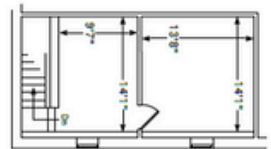
Permitted principal uses shall be:

- (1) Offices for business, professional and governmental purposes.
- (2) Light industry
- (3) The wholesaling or retailing of goods and/or services, including the warehousing or storage of goods.
- (4) Scientific or research laboratories per 225.38A.
- (5) Education facilities, including commercial, private and public schools.
- (6) Gasoline filling stations; mixed retail sales and gasoline filling stations.
- (7) Furniture, furnishings and household appliance stores.
- (8) A public garage, new motor sales or leasing agency or used motor vehicle sales agency per 225.38A
- (9) Commercial recreation facilities
- (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.
- (14) Motels, as defined in this chapter.
- (15) Home improvement stores, including the sale of building materials and lumber.
- (16) Fast-food restaurants.
- (17) Drive-in banking facilities.
- (18) Adult day health care facilities and assisted living facilities.

PLUS Permitted accessory and conditional uses.

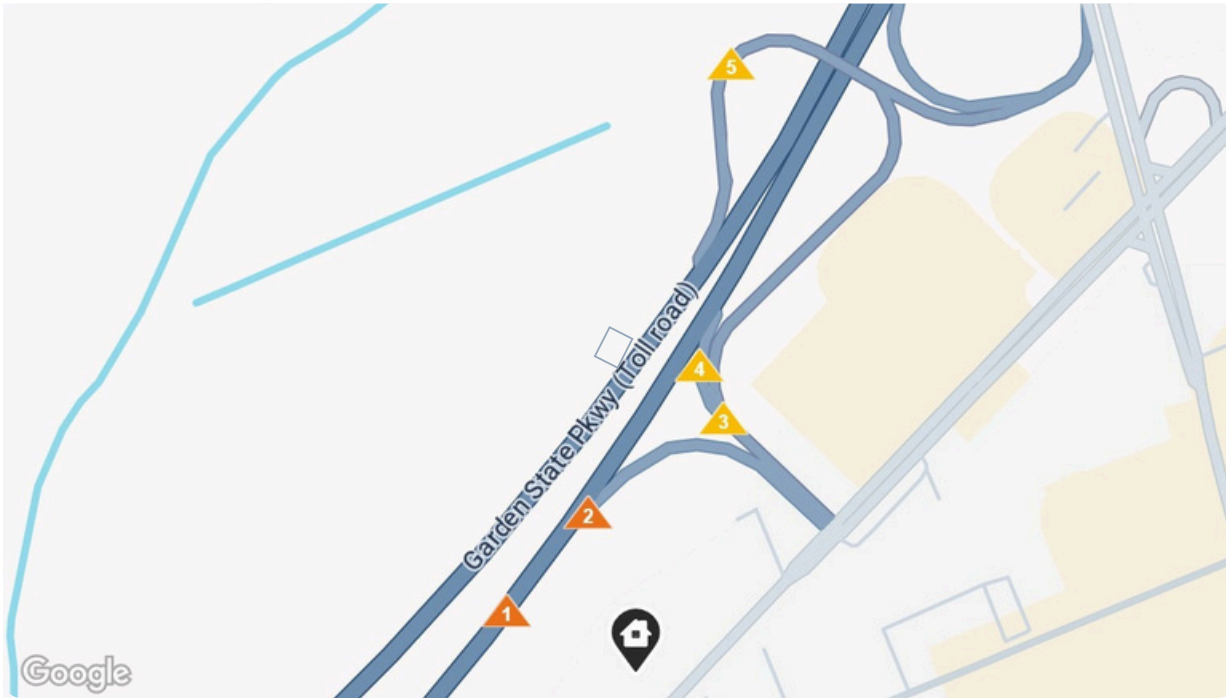


**1ST FLOOR**  
24,258 Sq. Ft.



**2ND FLOOR**  
437 Sq. Ft.

# Traffic Counts



## Daily Traffic Counts

- ▲ Up to 6,000 / day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ Over 100,000 / day

## Traffic Counts within 1 mile by Proximity

▲ **6,286**

Garden State Parkway  
North bound

2024 Est. daily traffic counts

Cross: Hingston Ave

Cross Dir: S

Distance: 0.14 miles

Historical counts

Year	▲	Count	Type
2017	▲	6,368	AADT

▲ **6,300**

Hingston Ave

2024 Est. daily traffic counts

Cross: Heather Croft

Cross Dir: SE

Distance: 0.18 miles

Historical counts

Year	▲	Count	Type
2018	▲	6,322	AADT

▲ **1,572**

2024 Est. daily traffic counts

Cross: -

Cross Dir: -

Distance: - Historical counts

Year	▲	Count	Type
2018	▲	1,570	AADT
2017	▲	1,588	AADT

▲ **2,947**

2024 Est. daily traffic counts

Cross: -

Cross Dir: -

Distance: - Historical counts

Year	▲	Count	Type
2018	▲	942	AADT
2017	▲	5,264	AADT

▲ **3,129**

Tilton Rd

2024 Est. daily traffic counts

Cross: Obrien Ave

Cross Dir: NE

Distance: 0.23 miles

Historical counts

Year	▲	Count	Type
2018	▲	3,140	AADT

AADT - Annual Average Daily Traffic

ADT - Average Daily Traffic

AWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates

# Photos

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