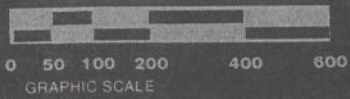
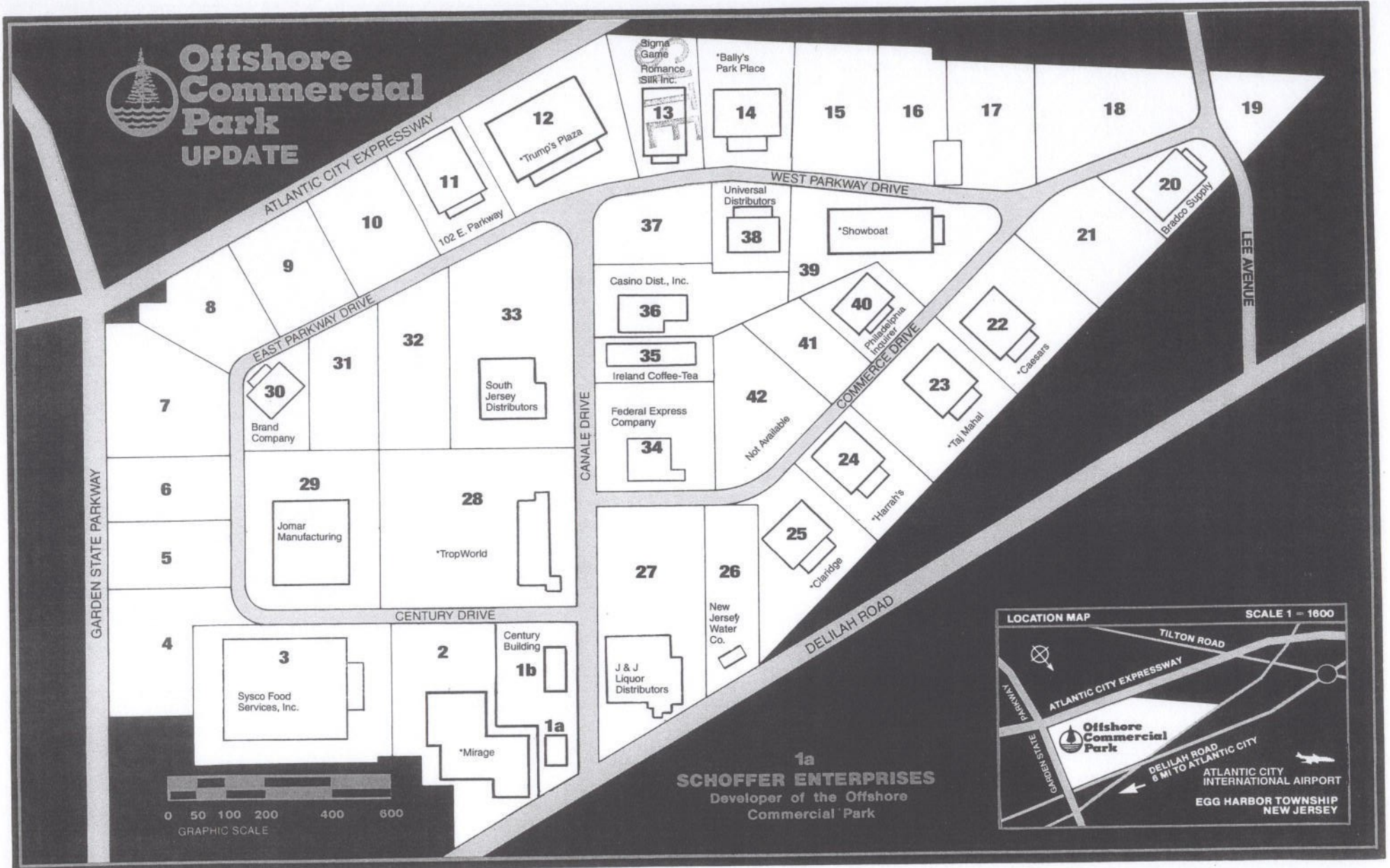


West Parkway Drive

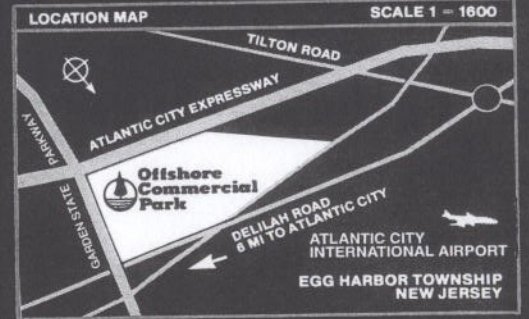
- Notes:
1. Each Warehouse is 50 x 150 = 7,500 sq. ft.
  2. Office Units 1 & 4 are 1,625 sq. ft. each.
  3. Office Units 2 & 3 are 1,750 sq. ft. each.
  4. Warehouse Units 2 & 3 have air conditioning.
  5. Each Warehouse Unit has a loading dock.
  6. Warehouse Units 1 & 2 each have a drive-in door.



# Offshore Commercial Park UPDATE



**1a**  
**SCHOFFER ENTERPRISES**  
Developer of the Offshore Commercial Park



\*CASINO HOTEL WAREHOUSING

THE PARKWAY BUILDING - LOT 13

# THE PARKWAY BUILDING

## Fact Sheet

**NAME:** The Parkway Building

**ADDRESS:** 202 West Parkway Drive  
Offshore Commercial Park  
Egg Harbor Township, N.J. 08234

**DESCRIPTION:** - One Story, Office/Warehouse Facility  
Containing 36,750 Square Feet on 3.38 Acres.  
Office Area - 6,750 sq.ft.  
Warehouse Space - 30,000 sq. ft.

**NOTE:** This building can be divided into  
units of 7,500 sq.ft. and up.

**CONSTRUCTION:** Pre-Engineered Structural Steel with exterior  
insulated metal panels and masonry units.

**CEILING HEIGHT:** Warehouse - 18'-24' - "Clear"  
Office - Clear 9'

**LOADING FACILITIES:** Four Outdoor Loading Docks with  
Dock Levelers & Dock Seals.  
Two Drive-In Doors

**HVAC:** Warehouse:  
Heated by Natural gas-fired  
ceiling mounted units.  
Office:  
Heated by Natural gas-fired units  
centrally air-conditioned.  
15,000 Sq. Ft. of warehouse  
is air-conditioned

**LIGHTING:** Warehouse: Mercury Vapor and High  
Pressure sodium fixtures.  
Office: Fluorescent  
Exterior: Pole and Ground Lighting

**ELECTRICAL SERVICE:** Three phase, multi-metered service.

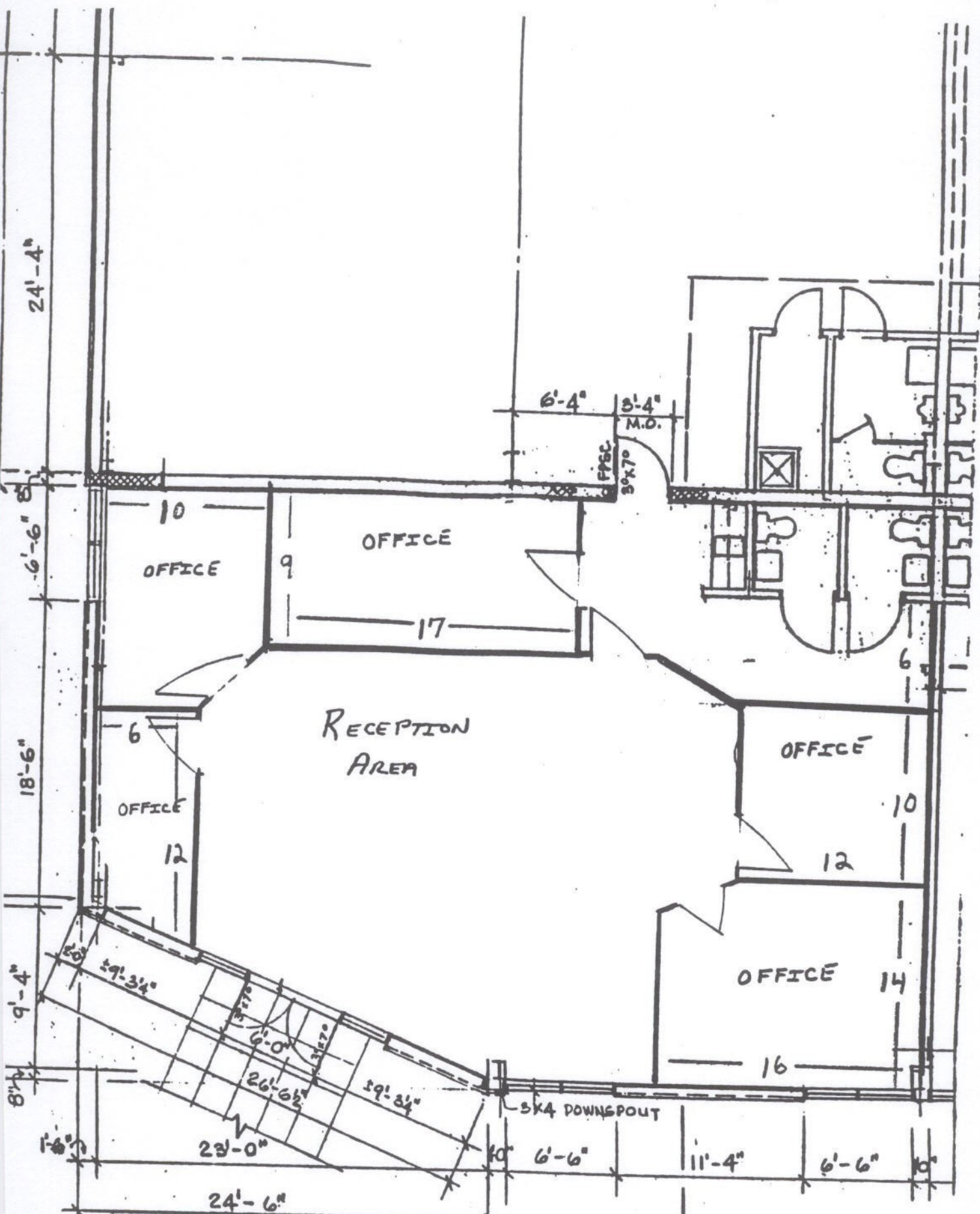
**SPRINKLER:** 100% Wet System

**UTILITIES:** Electrical power supplied by Atlantic Electric.  
Gas supplied by South Jersey Gas Company,  
Water by N.J. American Water Company &  
Municipal Sewer.

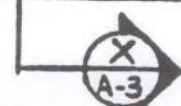
**ZONING:** G-C General Commercial Zone

**PARKING:** Paved off street parking for 42 cars.

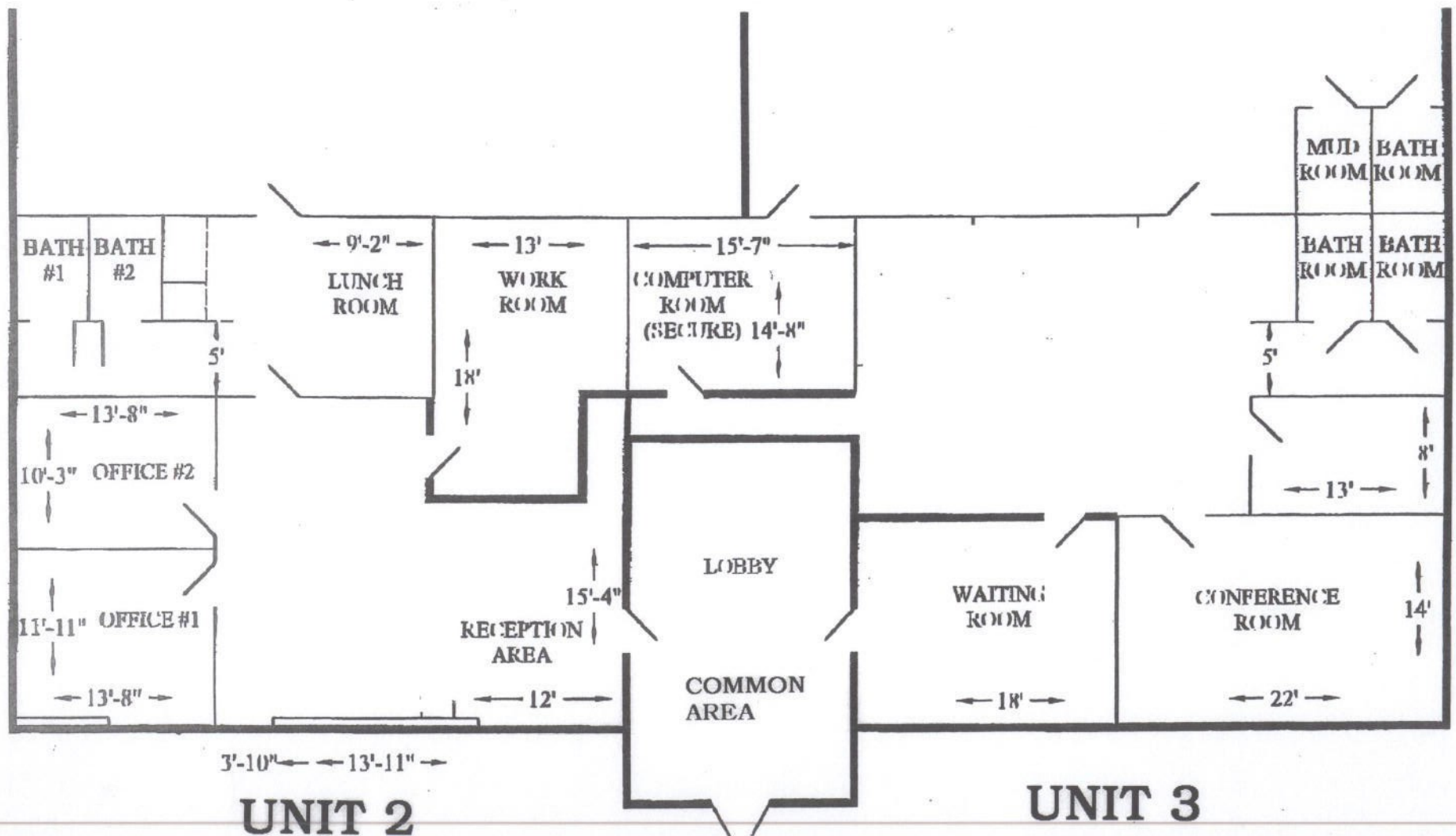
**LOCATION:** 6 Miles from Atlantic City via Dellig Road  
with easy access to the Atlantic City Express-  
way (Exit 9), the Garden State Parkway, New  
Jersey's Route 9 and the Atlanti City Inter-  
national Airport. Philadelphia is a 50 minute  
drive away.

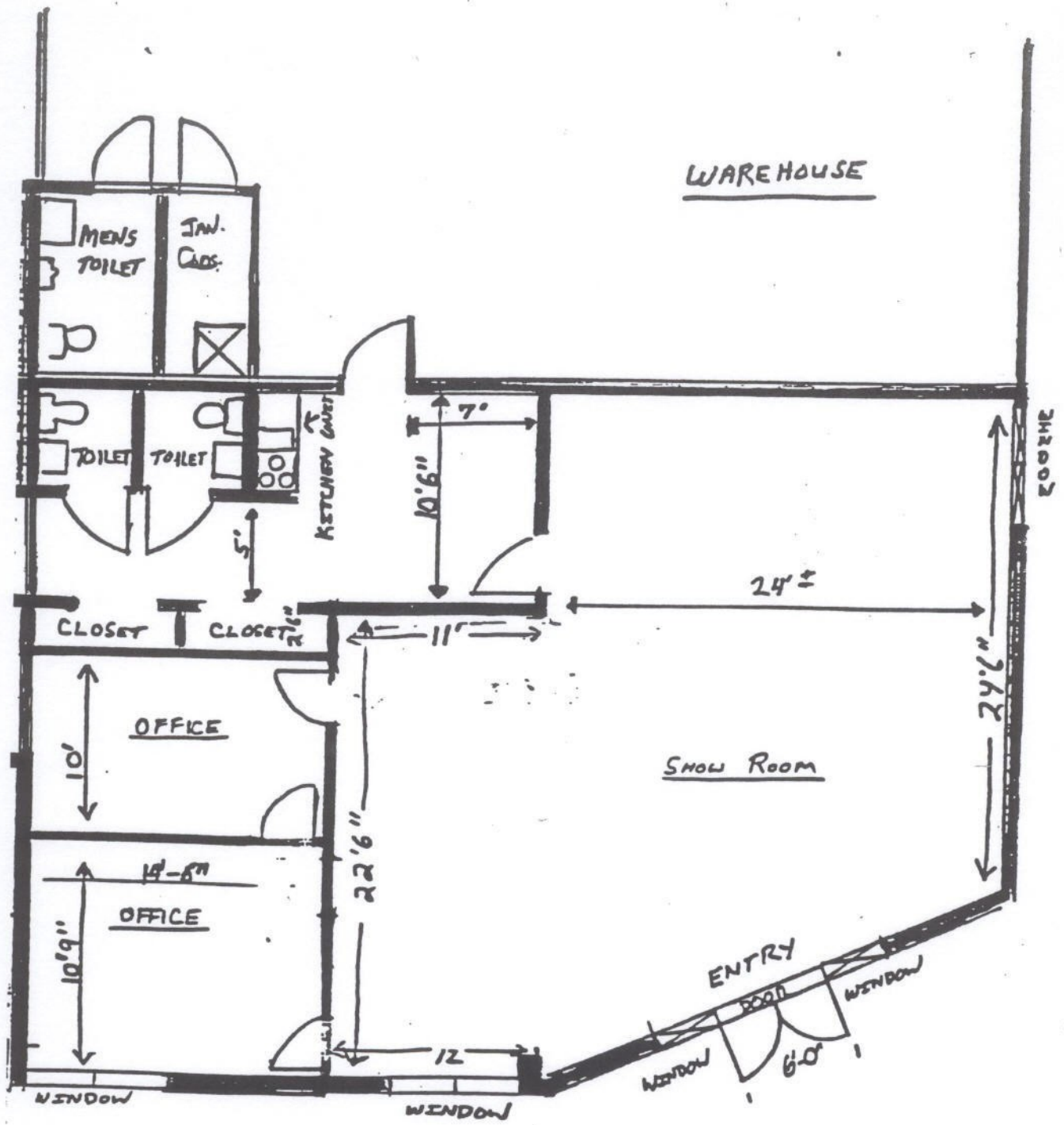


UNIT 1



202 W. PARKWAY DRIVE  
 EGG HARBOR TOWNSHIP, NEW JERSEY  
 OFFICE UNITS 2 & 3





**UNIT 4**