

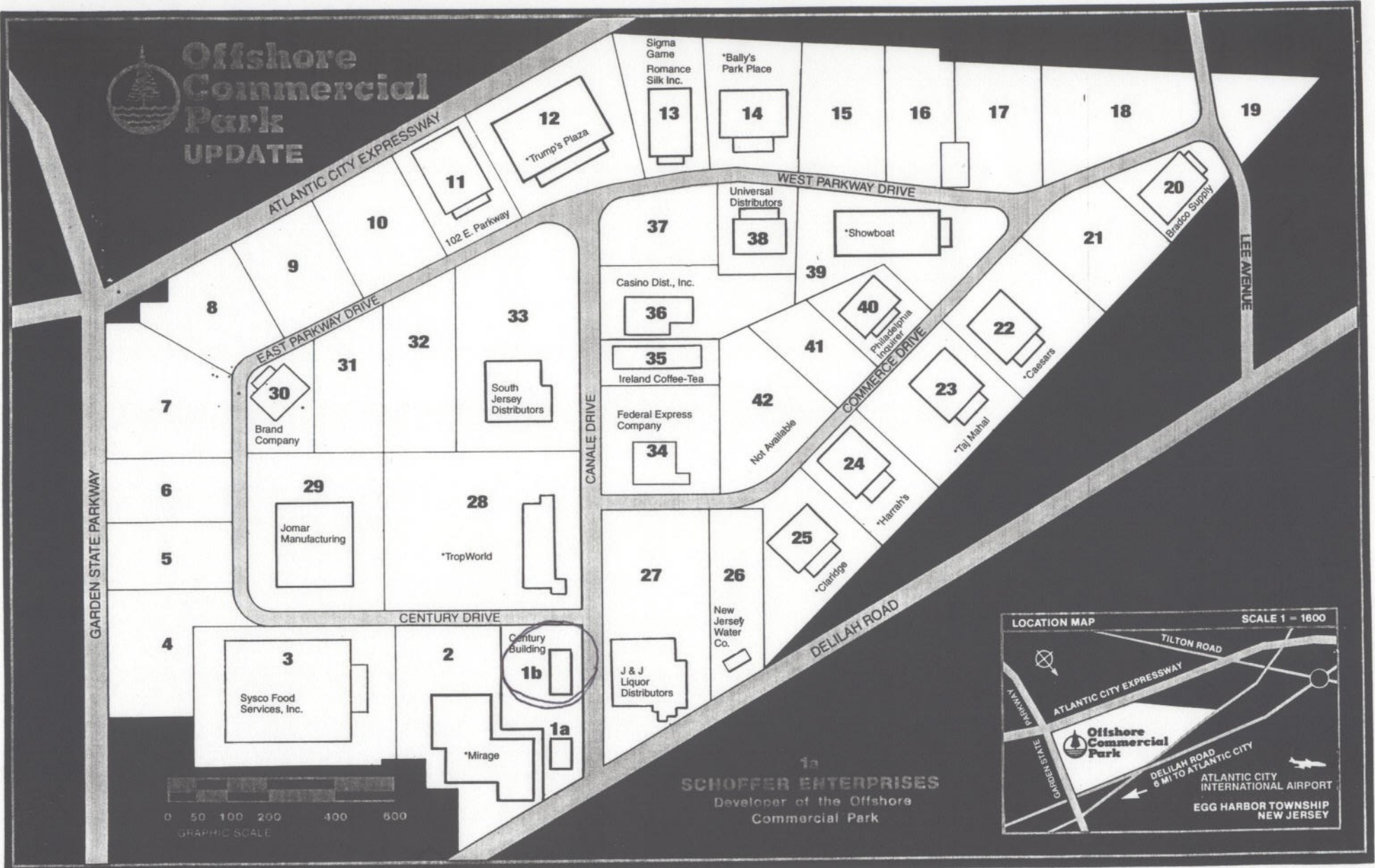
Century Building
3 Canale Drive
Egg Harbor Township, NJ
Offshore Commercial Park



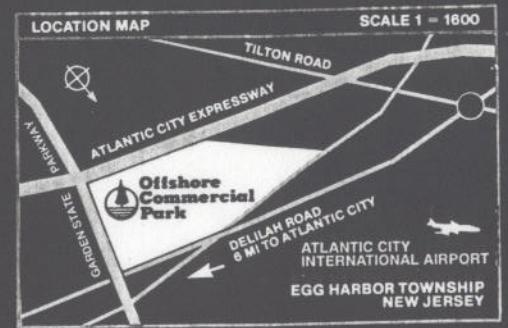


Offshore Commercial Park

UPDATE



1a
SCHOFFER ENTERPRISES
Developer of the Offshore
Commercial Park



*CASINO HOTEL WAREHOUSING

SCHOFFER ENTERPRISES
Office/Flex Building
The Century Building, 3 Canale Drive
Egg Harbor Township, New Jersey

BUILDING DESCRIPTION: A 26,000 square foot office/flex building situated in the Offshore Commercial Park, just off the highly traveled Delilah Road Corridor of Egg Harbor Township. The facility is within close proximity to the Atlantic City Expressway, the Garden State Parkway, Routes 9, 30, 40 and 322 and less than 8 miles from Atlantic City.

AVAILABLE OFFICE AREA: 412 square feet:

AVAILABLE WAREHOUSE AREA: Unit 3: 4,756 sq. ft.
Unit 30: 3,143 sq. ft.
TOTAL **7,899 sq. ft.**

COMMON AREA: Lobby, lunchroom & bathrooms, maintained by Landlord

LOADING: One drive through overhead door 12' high for each Warehouse Unit

CEILING HEIGHT: 18' at eaves

FLOOR: 6" reinforced concrete

WAREHOUSE COLUMN SPACING: 25' +/-

LIGHTING: Office, Fluorescent. Warehouse, florescent

POWER: 200 AMP, 208/120 Volt, 3 Phase Service

HEAT: Natural gas, hot air

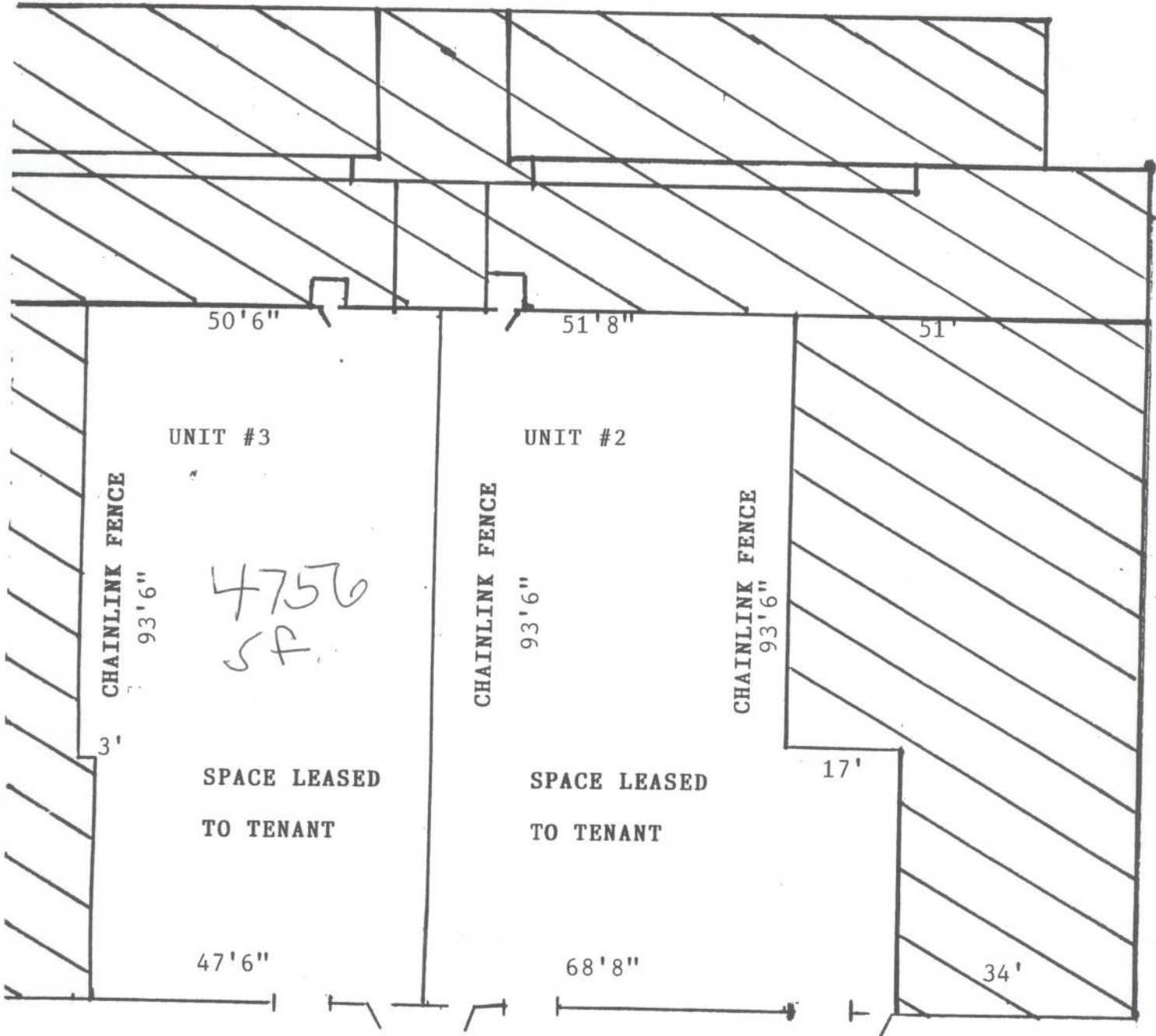
INSULATION: R-13 polypropylene scrim kraft

SPRINKLER: Wet system

WATER/SEWER: City water and city sewer

PARKING: Ample

CONTACT: **Leo B. Schoffer**
1 Canale Drive
Egg Harbor Township, NJ 08234
Phone: (609)641-6764; Fax: (609)641-4470



UNIT #3

UNIT #2

CHAINLINK FENCE

CHAINLINK FENCE

CHAINLINK FENCE

4756
SF.

SPACE LEASED
TO TENANT

SPACE LEASED
TO TENANT

SPACE LEASED
BY OTHERS



MEZZANINE ABOVE NOT INCLUDED

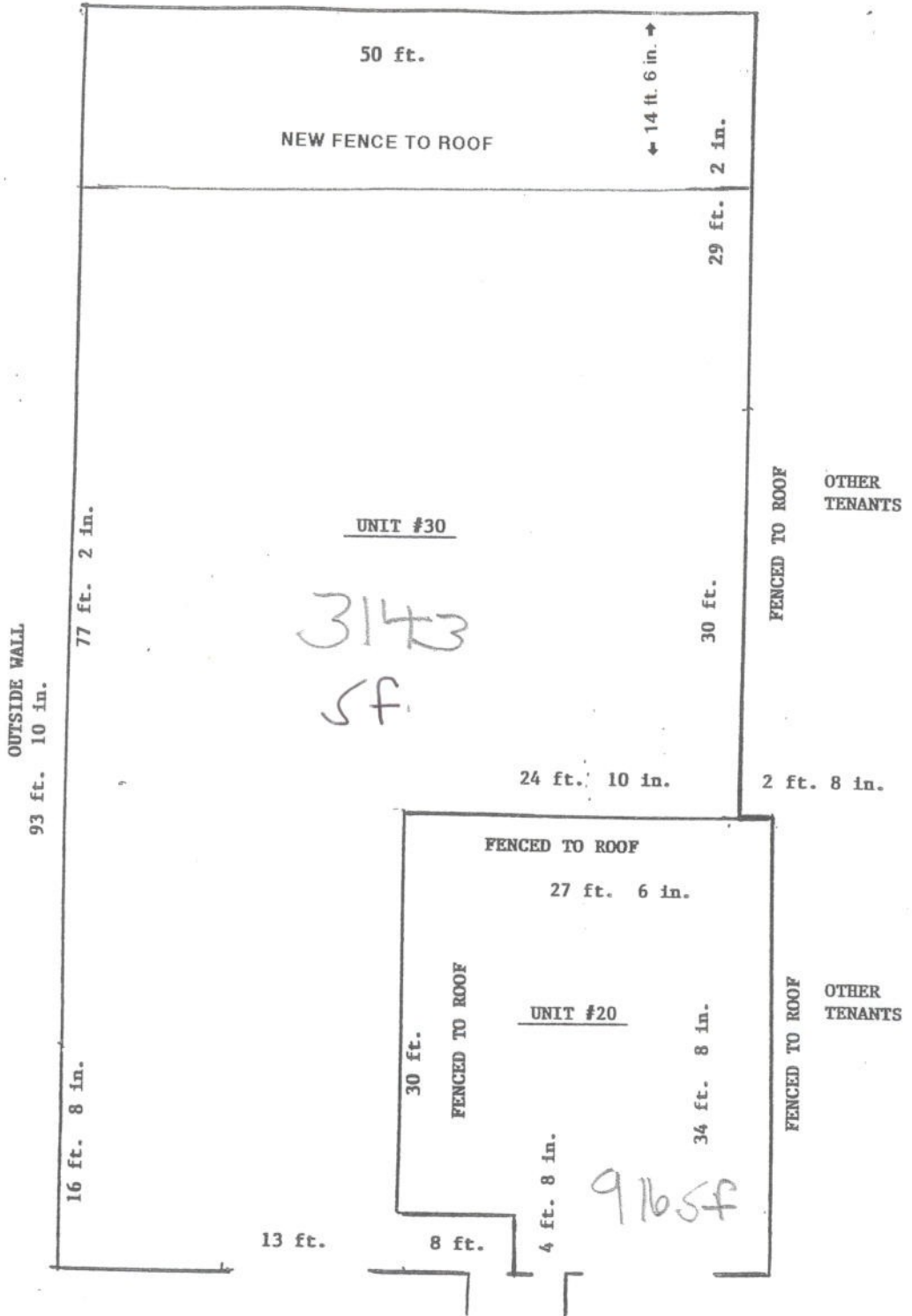


EXHIBIT "A"

4059 SF.
Total