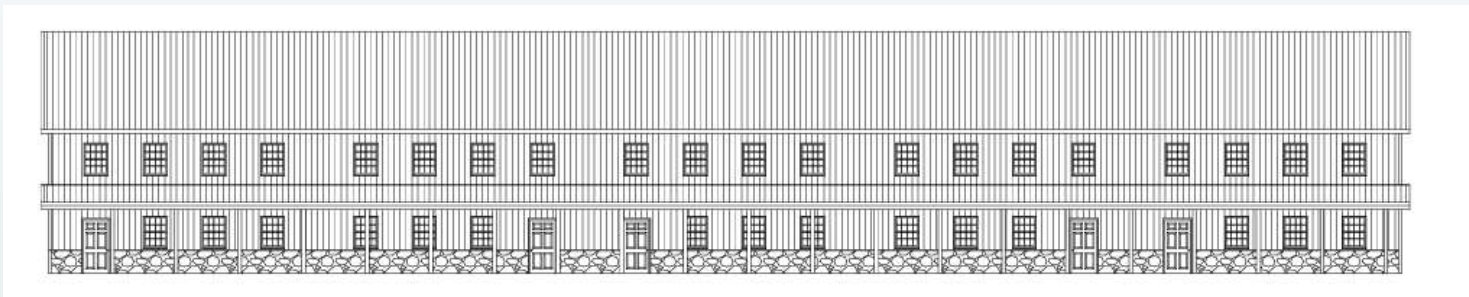


FRONT ELEVATION



TOTAL BUILDING	AVAILABLE UNITS	UNIT SIZES	LEASE RATE
11,842 SF	4	2,363–9,479 SF	\$15.25/SF NNN

CAPE MAY COUNTY, NEW JERSEY

Avalon Business Hub

■ 1084 Route 83 · Dennis Township, New Jersey

PROPERTY HIGHLIGHTS

- ◆ Flexible footprints — lease a single bay or combine up to 9,479 SF
- ◆ Drive-in overhead door at every bay
- ◆ Generous clear ceiling heights built for the trades
- ◆ Prominent Route 83 frontage & visibility
- ◆ Ample on-site parking

AVAILABLE UNITS

UNIT	SIZE	STATUS
Unit 1	2,363 SF	Available
Unit 2	2,372 SF	Available
Unit 3	2,372 SF	Available
Unit 4	2,372 SF	Available
Unit 5	2,363 SF	Leased

BUILDING LAYOUT



FOR LEASING INFORMATION

Matt Ryan

Ryan Development Group, LLC · 3283 Dune Dr., Avalon, NJ 08202

(410) 456-4983

mryan@ryan-development.com
www.ryandevelopmentgroup.com