



18 W Collings Ave

18 W Collings Ave
 West Berlin, New Jersey 08091

Property Overview

- 15,800+/- SF Warehouse Space
- 2,750+/- SF Office/Showroom
- 15.75' Clear
- Column Free Warehouse
- 2 Loading Docks
- 2 Drive Ins
- 1+/- AC Outside Storage
- Fully Fenced Yard
- Taxes: \$25,912.08
- Zoned: C2

Offering Summary

Sale Price:	\$2,250,000
Lease Rate:	\$9.95 SF/yr (NNN)
Building Size:	18,550 SF
Lot Slze:	2.55 AC

Demographics

	0.3 Miles	0.5 Miles	1 Mile
Total Households	44	312	1,924
Total Population	108	763	4,839

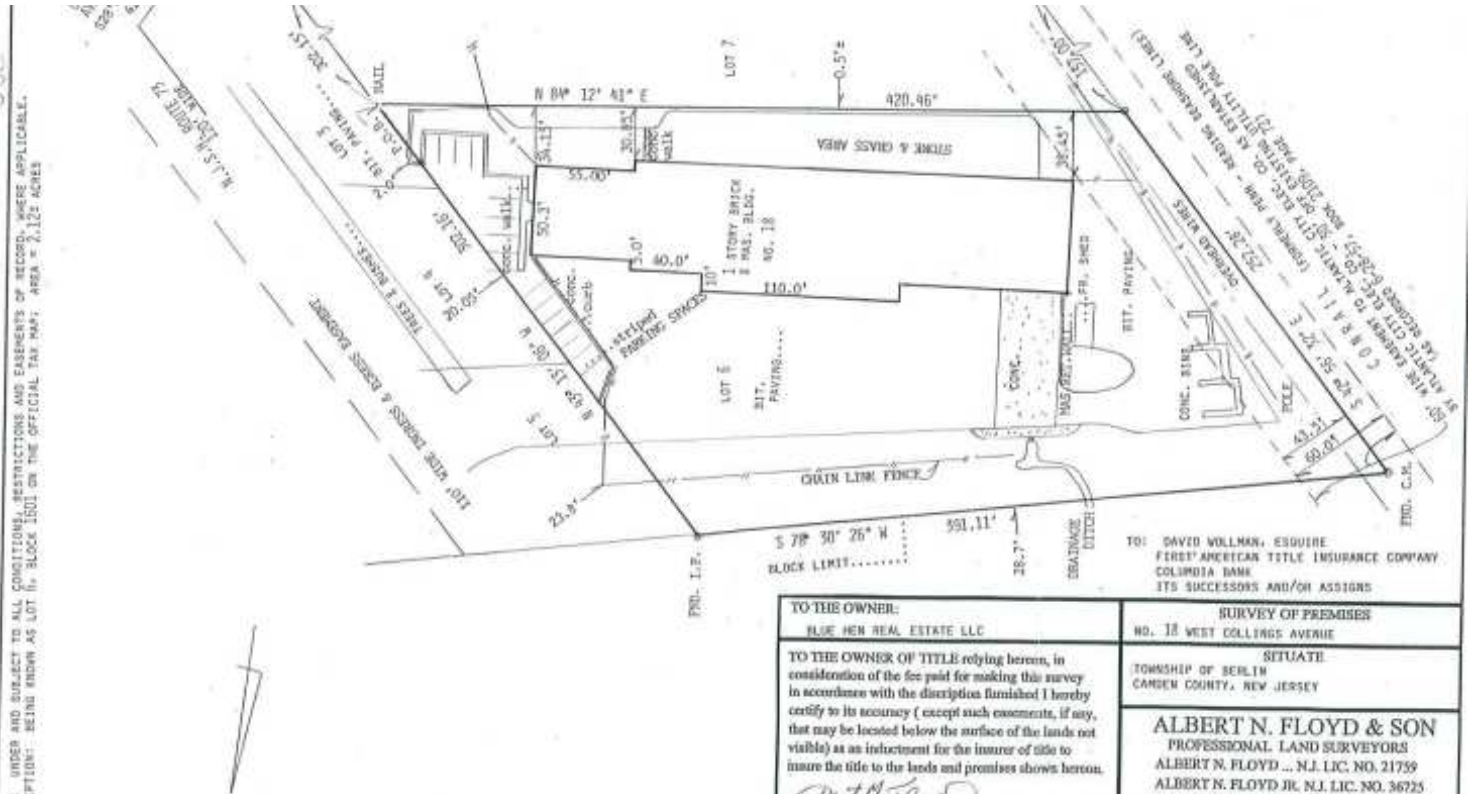
For More Information

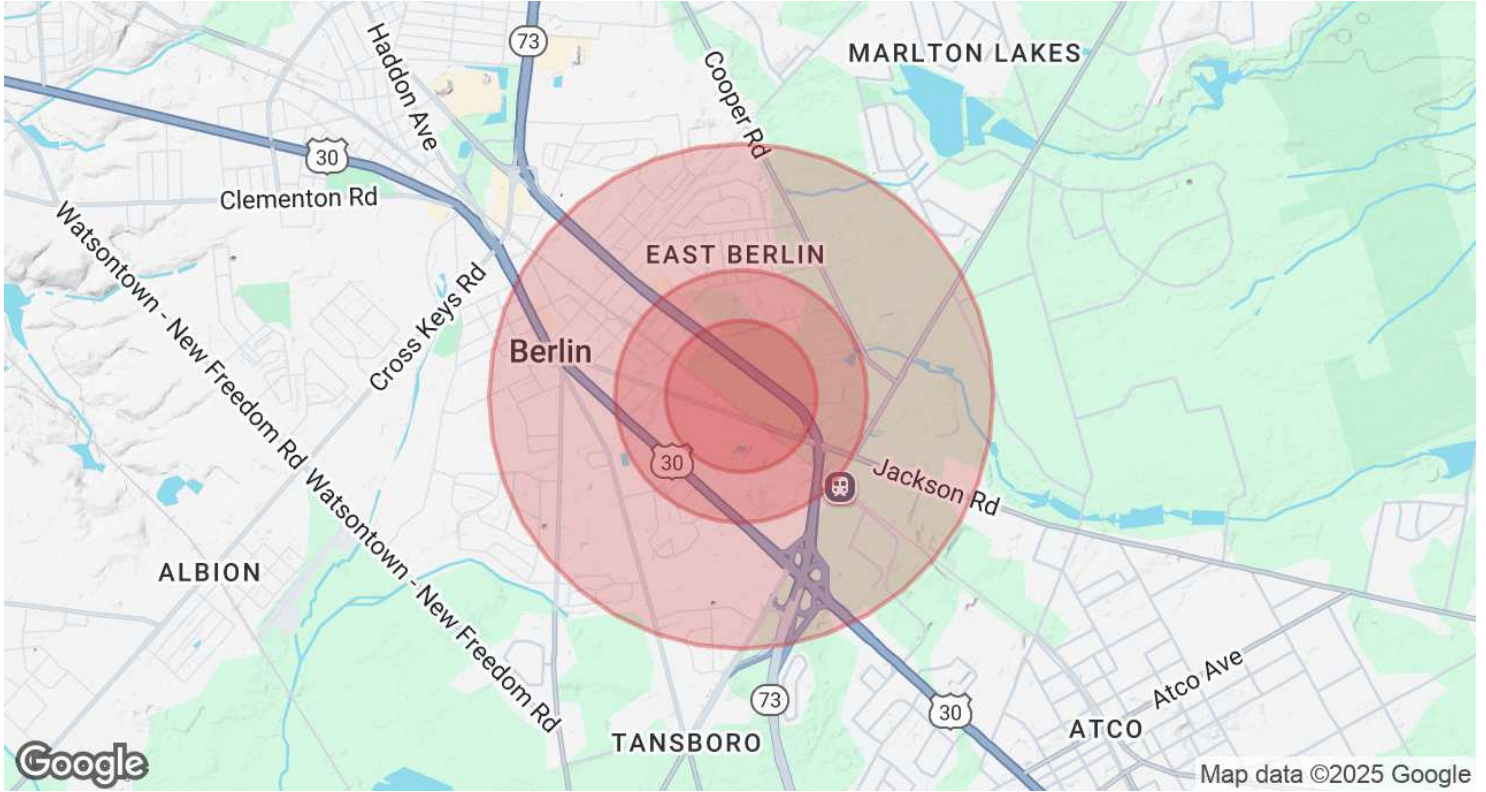
Joe Riggs
 O: 609 352 1162
 joe.riggs@naimertz.com

Will Frank
 O: 856 724 4248
 will.frank@naimertz.com

For Sale & Lease
18,550+/- SF | \$2,250,000
Industrial Space







Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	108	763	4,839
Average Age	43	43	43
Average Age (Male)	41	41	41
Average Age (Female)	46	46	45

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	44	312	1,924
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$103,881	\$103,841	\$108,823
Average House Value	\$287,820	\$287,699	\$325,455

Demographics data derived from AlphaMap