

36,000±

**SQ. FOOT
WAREHOUSE
BUILDING**

HEAVY POWER

**LOCATED JUST OFF
ROUTE 73**



AVAILABLE

107 EDGEWOOD AVE

WEST BERLIN, NJ

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How & Where May We Help You?

NAI Mertz
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

AVAILABLE

107 EDGEWOOD AVE

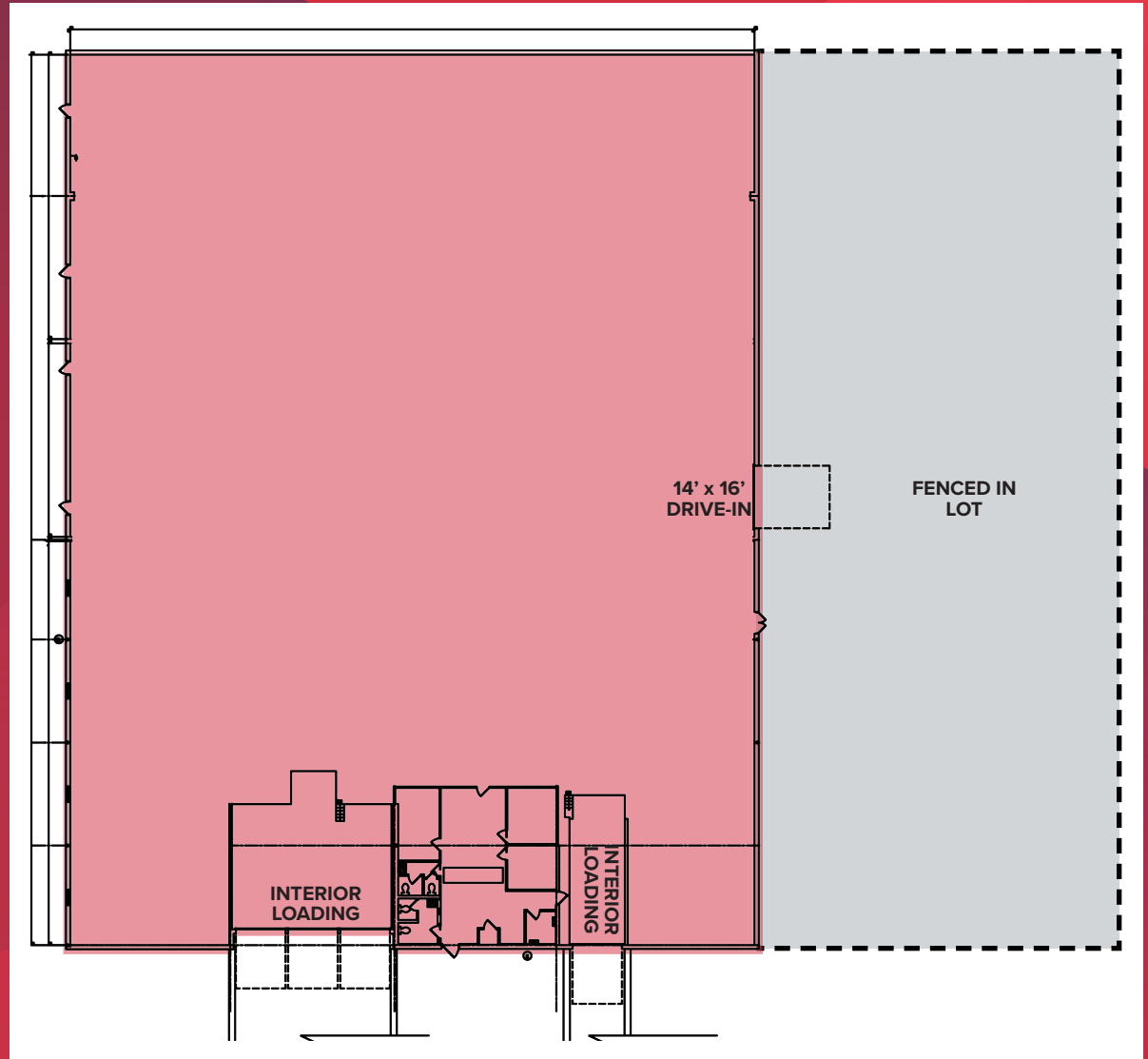
WEST BERLIN, NJ

BUILDING DESCRIPTION

- 36,000 SF warehouse building
- (4) tailgates
- (1) 14' x 16' drive-in doors
- 12'6" - 20'6" clear ceiling heights
- LED lighting in warehouse
- Fenced yard

RECENT RENOVATIONS

- New TPO roof
- Security system with 31 cameras
- New LED lights throughout warehouse
- Remodeled office space with new HVAC system and cabinets, sink etc. for breakroom
- Added additional electric service 1000 amps at 480 volts (in addition to existing 400 amp, 230 volt service)
- Added new fencing with gates
- Added new fire suppression system with pipes sized for 20' pallet storage and rack storage to 17'

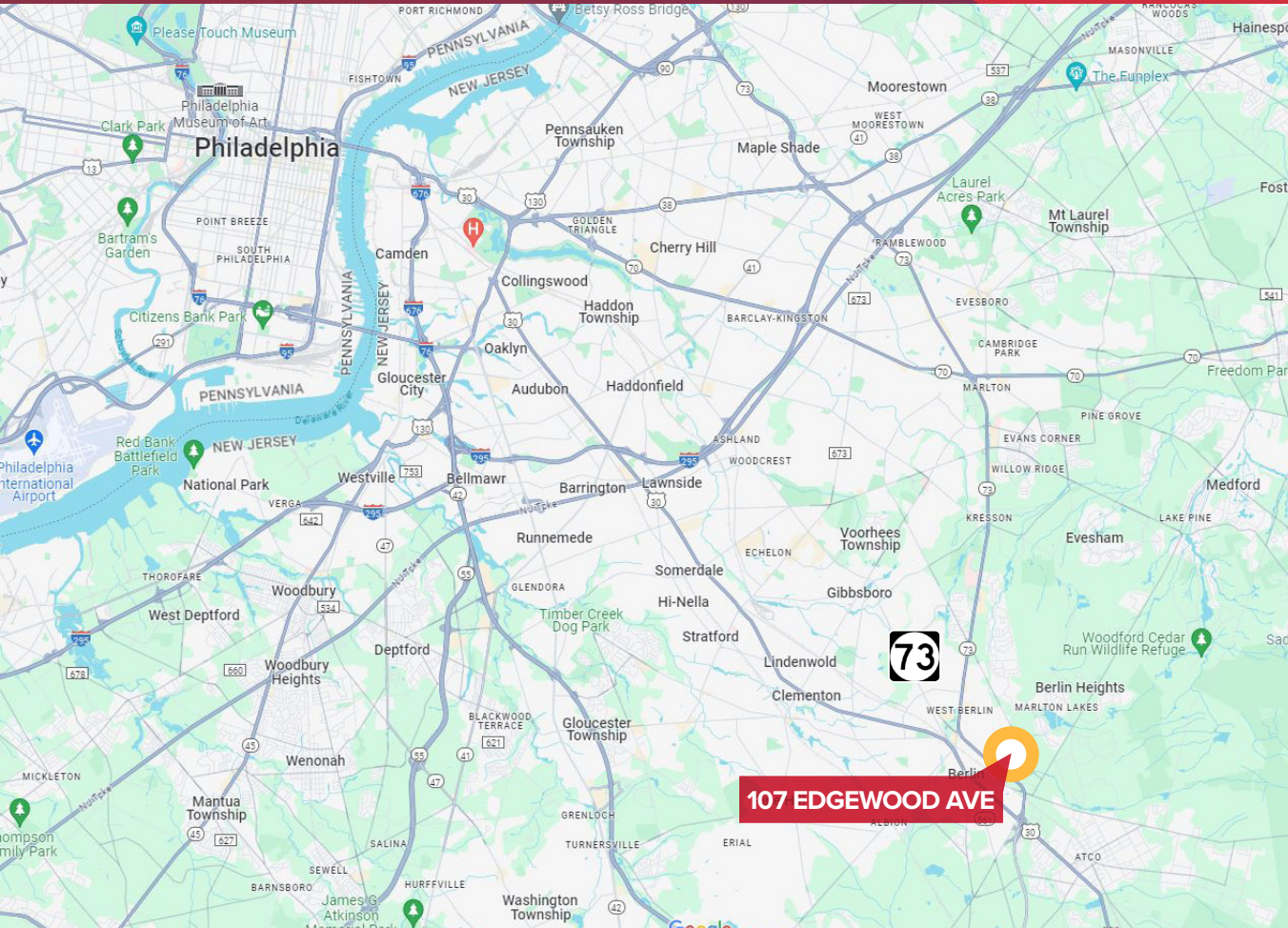


LOCATION INFORMATION

AVAILABLE

107 EDGEWOOD AVE

WEST BERLIN, NJ



Distance to

Route 73

IMMEDIATE
ACCESS

Route 30 (Black Horse Pike)

1.2 mi

Atlantic City Expressway

7.2 mi

NJ Turnpike (Exit 7)

10.5 mi

I-295 (Exit 36)

11.1 mi

Center City Philadelphia

20 mi

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