

## PRICE

For Sale: \$1,495,000

For Lease: (Modified Gross  
+ Utilities)

1<sup>st</sup> & 2<sup>nd</sup> Floor: \$21.00 PSF

Lower Level: \$11.50 PSF

## SIZE

12,280 Total SF

Floor Plan:

1st Floor: 4,912 SF

2nd Floor: 4,912 SF

Lower Level: 2,456 SF

## ZONING

C2 - Commercial

The Township of Berlin, NJ



## PROPERTY OVERVIEW:

Located directly off Route 73 North, this two-story commercial building offers nearly 10,000 square feet of flexible space on a private 1.1-acre lot with approximately 43 parking spaces. The property also includes a finished 2,456 SF lower level previously used for staff amenities, IT operations, storage, and a kitchen. The lower level must be leased with the first floor.

Most recently occupied as a state-licensed pediatric daycare with administrative offices on the second floor, the building's layout and zoning make it a strong fit for a wide range of uses.

### Ideal For:

- a. Outpatient Behavioral Health
- b. Outpatient Medical (Physical Therapy/Occupational Therapy/Boutique Medical)
- c. Professional Offices for Engineering, Accounting, Law, Insurance (Corporate Office), Debt Collection
- d. Daycare
- e. Animal Hospital or Kennel
- f. Service Based Businesses with Fleet (HVAC, Electrical, Ambulatory Services)
- g. Call Centers

### Property Details:

- Three Phase Electrical Service
- Sprinkler and Fire System
- Concrete 2nd Floor Subfloor
- Steel Staircases
- All Doors are Fire Rated
- Entire Building is Cinder Block

### 2025 Property Improvements:

- Brand new 5,000 SF GAF White TPO Roof with transferable 10-year warranty
- (4) New 5-ton Dalkin HVAC RTUs with transferable warranties
- Fresh interior and exterior paint
- 100% LED lighting, switches, and receptacles
- 5,000 SF of new carpeting

### Highlights:

- Excellent visibility and accessibility from Route 73
- Less than 20 miles to South Philadelphia
- Approximately 45 miles to NJ Shore points
- Convenient access to major South Jersey suburban markets

This well-maintained property is ideal for an owner-user or tenant seeking a turn-key, professionally updated facility in a prime South Jersey location.

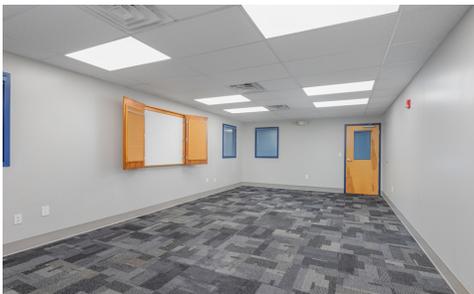
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# OFFICE SPACE FOR SALE OR LEASE

411 Commerce Lane, West Berlin, NJ 08091



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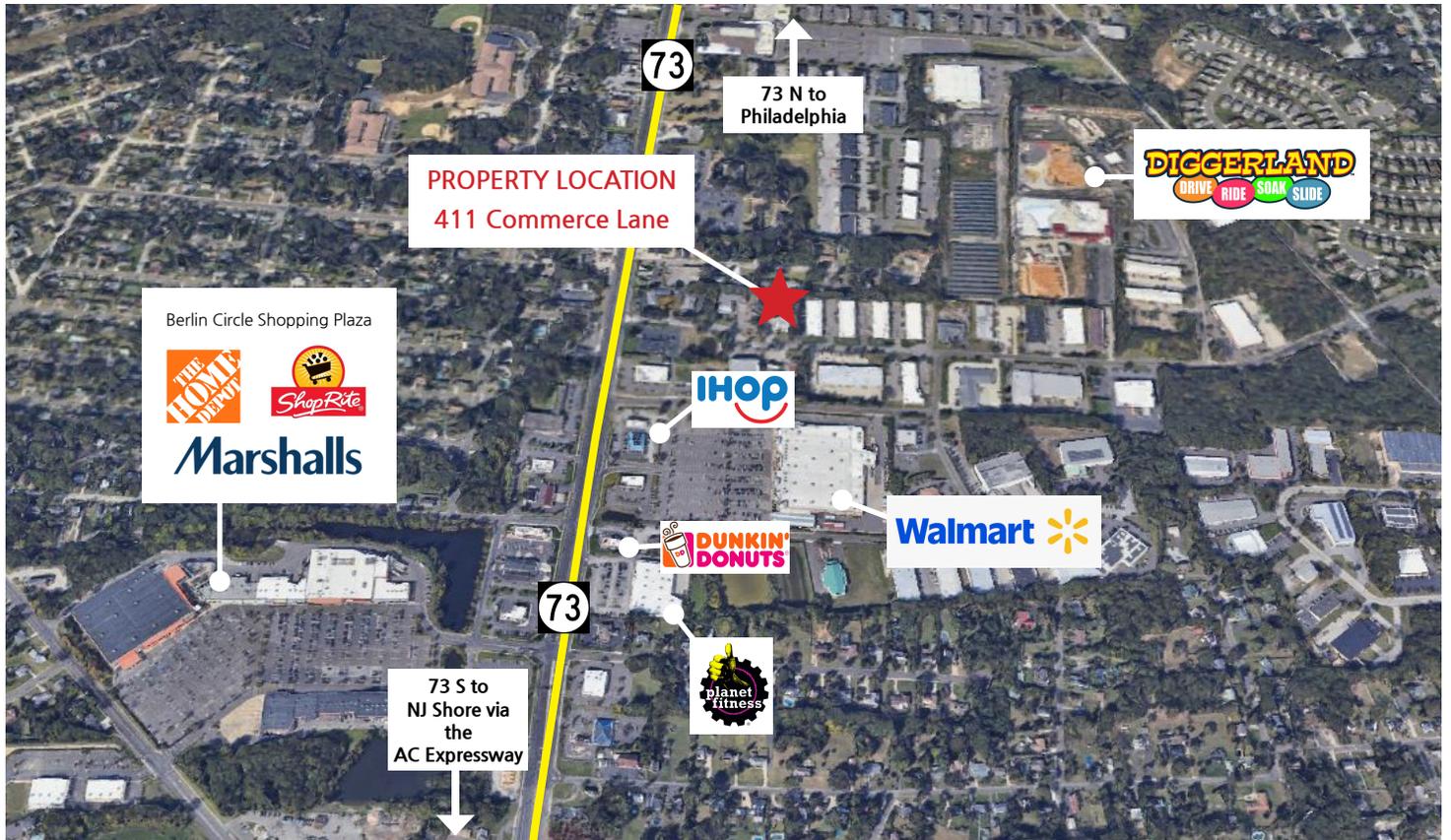
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## Key Distances

- Route 73: 0.3 Miles
- Route 30: 2.1 Miles
- Route 70: 7 Miles
- Route 42: 8.5 Miles
- I-295: 9 Miles
- NJ Turnpike: 9.2 Miles
- South Philadelphia: ~20 Miles
- NJ Shore Points: ~45 Miles

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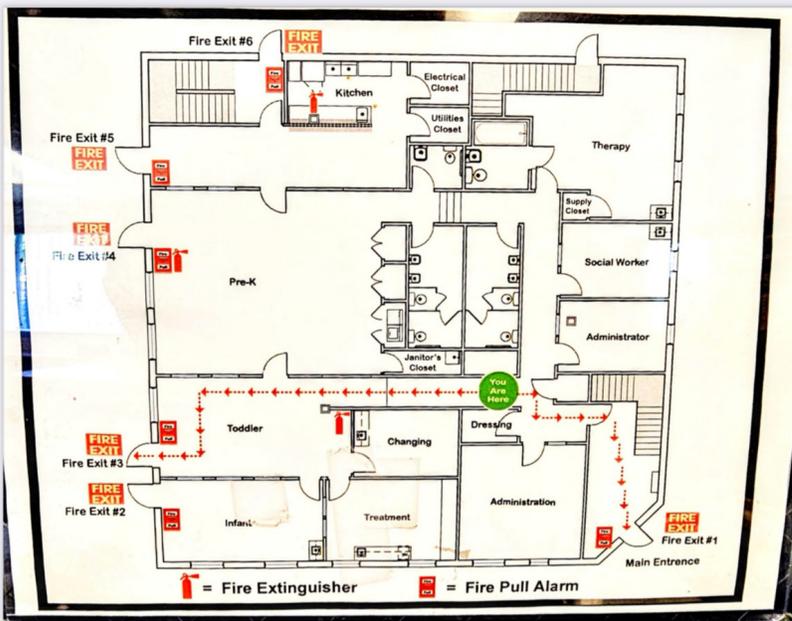
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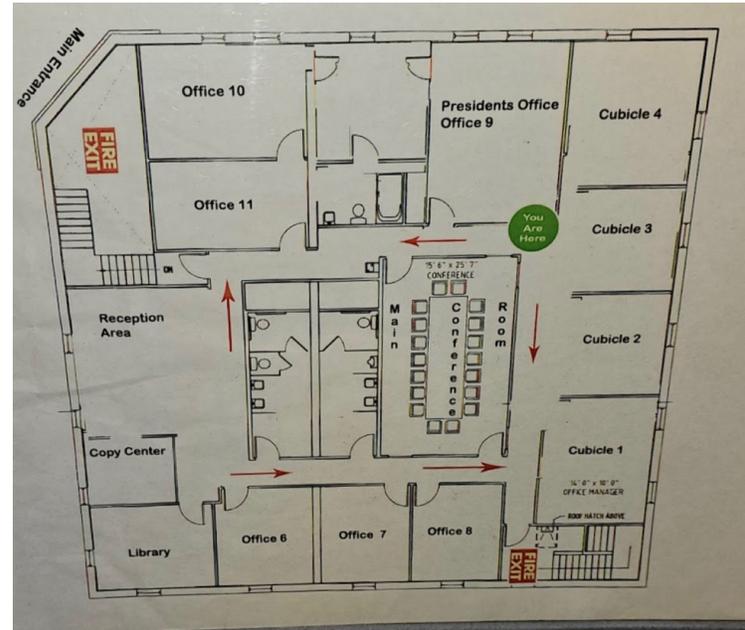
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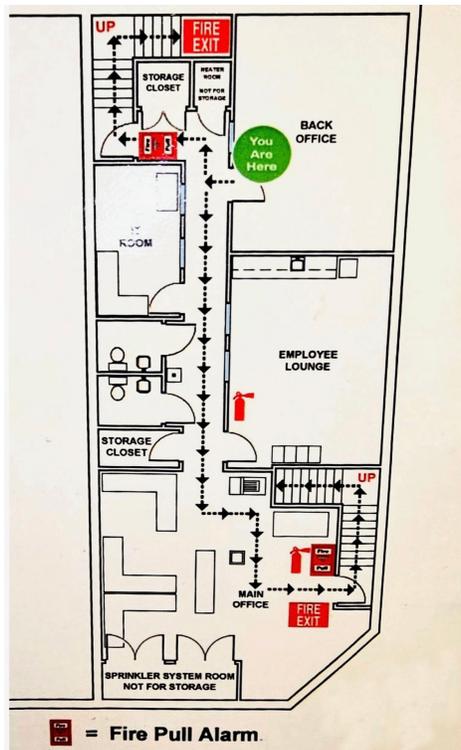
FIRST FLOOR



SECOND FLOOR



BASEMENT/  
LOWER LEVEL



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