

**COOPER
SQUARE
ACQUISITIONS**
REAL ESTATE INVESTORS



1 W BROAD AVE

Berlin , NJ 08009

For Lease

Lease: \$7.95 Sq Ft NNN

Est. NNN charges \$1.50-2.00

5,700 SqFt of Flex Space!

1 W BROAD AVE



HIGHLIGHTS

- **Customizable retail/warehouse space:** Up to 5,700 sq ft with 11 ft clear height, allowing ample vertical storage space.
- **Loading Dock:** 1 loading dock facilitate smooth and efficient loading and unloading processes.



Located just 8 minutes from Philadelphia



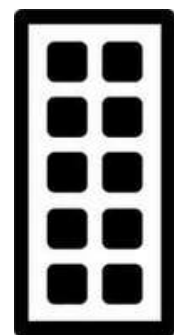
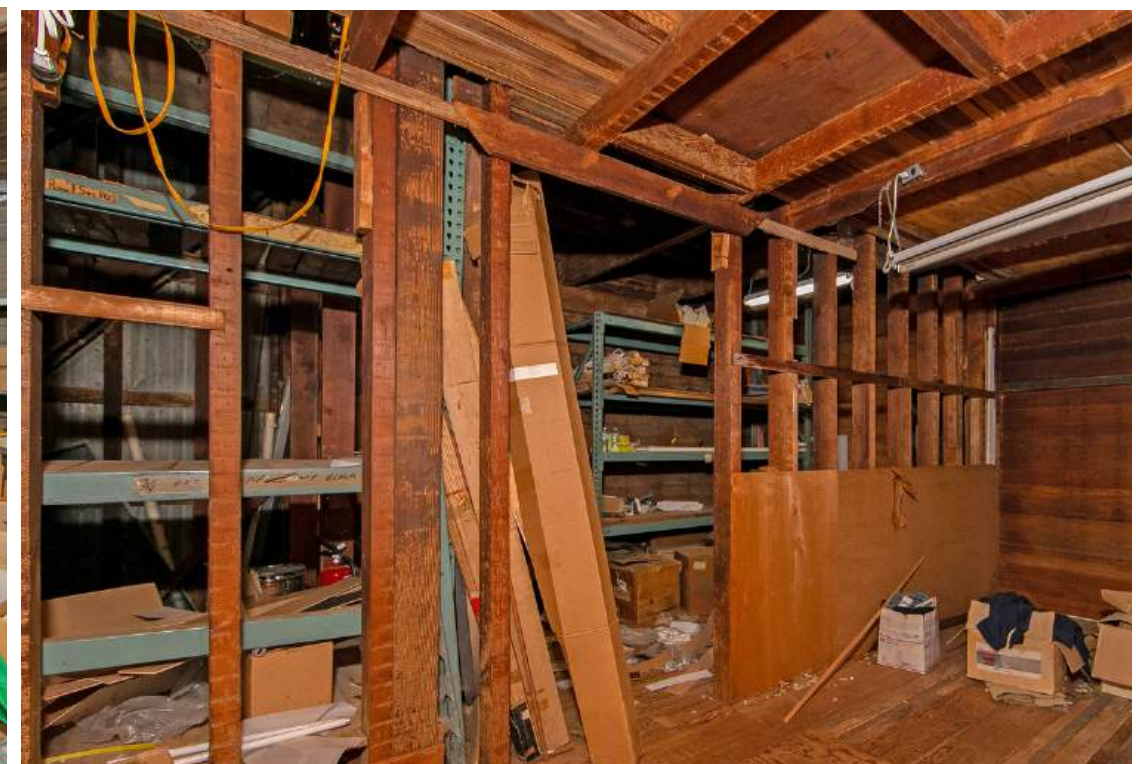
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1 W BROAD AVE

HIGHLIGHTS

- **Loft Area:** Additional loft space above the main building, featuring a built-out private office and extra storage/recreational space
- **Warehouse Space:** Dedicated areas and substantial storage

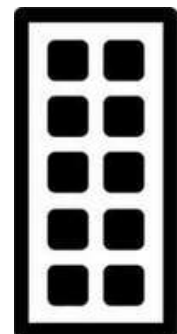
This warehouse offers unparalleled access to major highways and transportation routes, ensuring seamless logistics and distribution capabilities.



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PHOTOS

WAREHOUSE/STORAGE



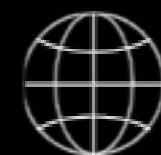
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Gabby - Mgmt@cooperacq.com

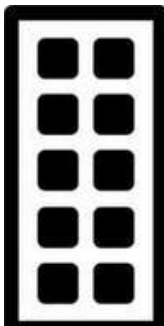


Angad - (917) 636 8941
Gabby - (856)-888-4156



<https://www.cooperacq.com/>

FOR MORE INFORMATION:



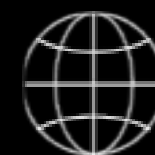
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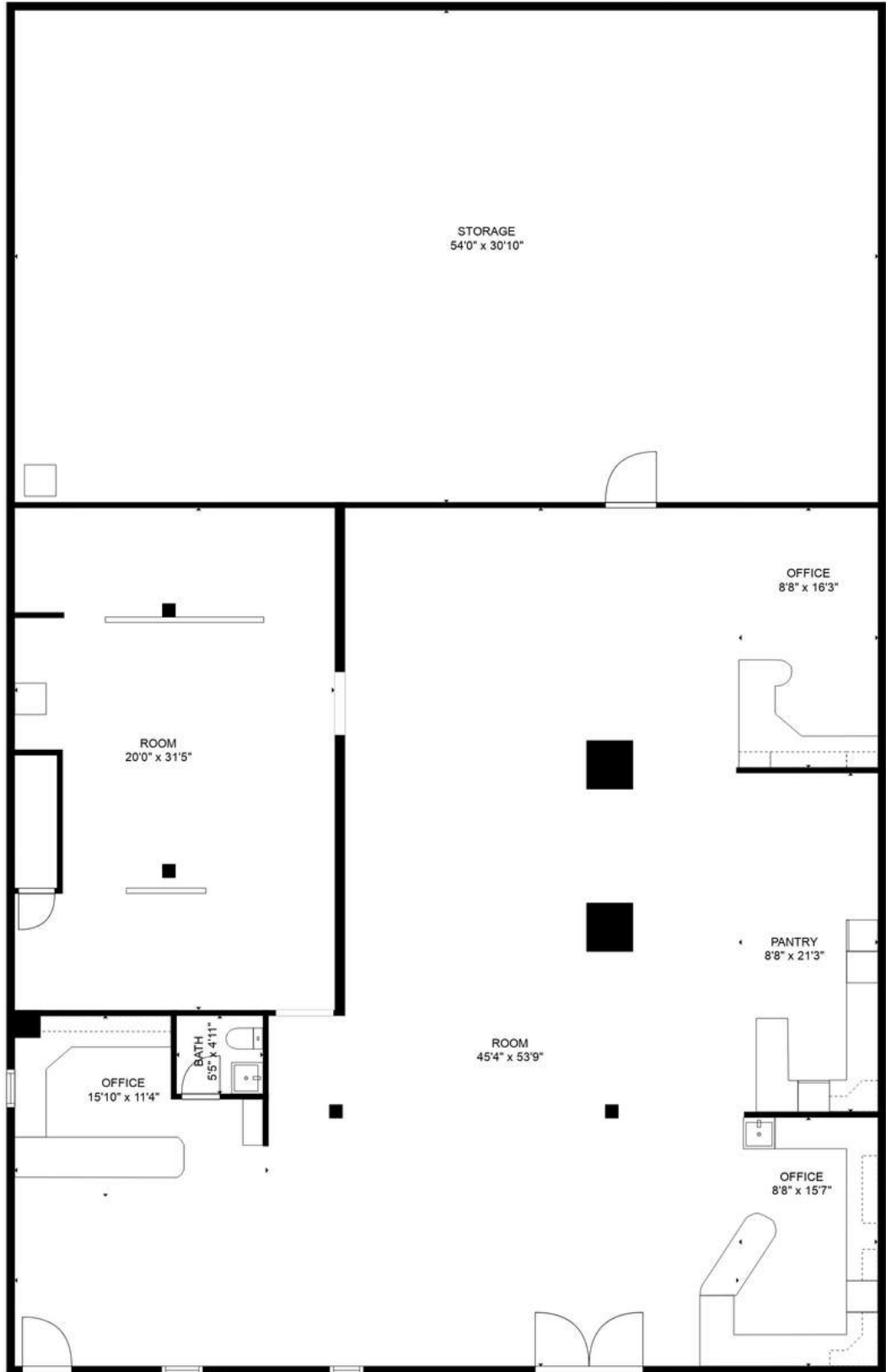
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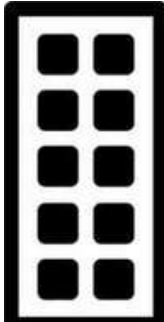
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FOR MORE INFORMATION:

FLOOR PLAN



TOTAL: 2921 sq. ft
FLOOR 1: 2921 sq. ft
EXCLUDED AREAS: STORAGE: 1664 sq. ft



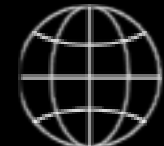
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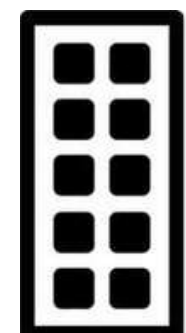
FOR MORE INFORMATION:

ABOUT COOPER SQUARE



Cooper Square Acquisitions is one of the most active purchasers of distressed & underutilized real estate in Southern New Jersey.

CSA prides itself on its contributions in paving the way for safe, vibrant, and prosperous communities.



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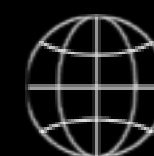


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