



## 117 Jackson Road

Berlin, New Jersey 08009

### Property Overview

4,534 SF Office Available

8 Private Offices

Large Conference Room and Bullpen Area

3,000 SF Warehouse Available

17'-24' Clear Ceiling Height

Available Immediately

Showings By Appointment Only

### Offering Summary

Lease Rate:	\$9.95 SF/yr (MG)
Building Size:	55,000 SF
Available SF:	7,534 SF
Lot Size:	5.08 Acres

### Demographics 1 Mile 3 Miles 5 Miles

Total Households	2,116	11,751	32,634
Total Population	5,649	32,747	91,074

### For More Information

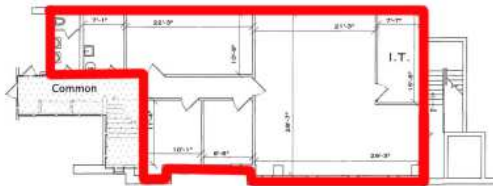
#### Joe Riggs

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#### Will Frank

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First Floor Office - 2,858+/- SF  
Second Floor Office - 1,676+/- SF  
Warehouse - 3,000+/- SF



SECOND FLOOR  
OFFICE





