



## 151 Cooper Road

West Berlin, New Jersey 08091

### Property Overview

6000+/- SF Warehouse  
 2 Drive In doors (12'x14' Tall)  
 1 Loading Dock (12'x14' Tall)  
 18' Clear Ceiling Height  
 1st Floor Office - 2,707+/- SF  
 3 Private Offices, Conference Room & Kitchenette  
 2nd Floor Office - 2,707+/- SF  
 15+ Parking Spaces  
 3 Phase Power  
 Zoned Light Industrial  
 Showings By Appointment Only

#### Offering Summary

Lease Rate:	\$12.00 SF/yr (NNN)
Building Size:	11,404 SF
Lot Size:	0.5 Acres

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,126	15,665	56,696
Total Population	5,884	41,579	145,291
Average HH Income	\$184,974	\$140,516	\$135,102

#### For More Information

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For Lease

11,404+/- SF | \$12.00 SF/yr  
Flex Space



**BROCHURE** | 151 Cooper Road West Berlin, NJ 08091

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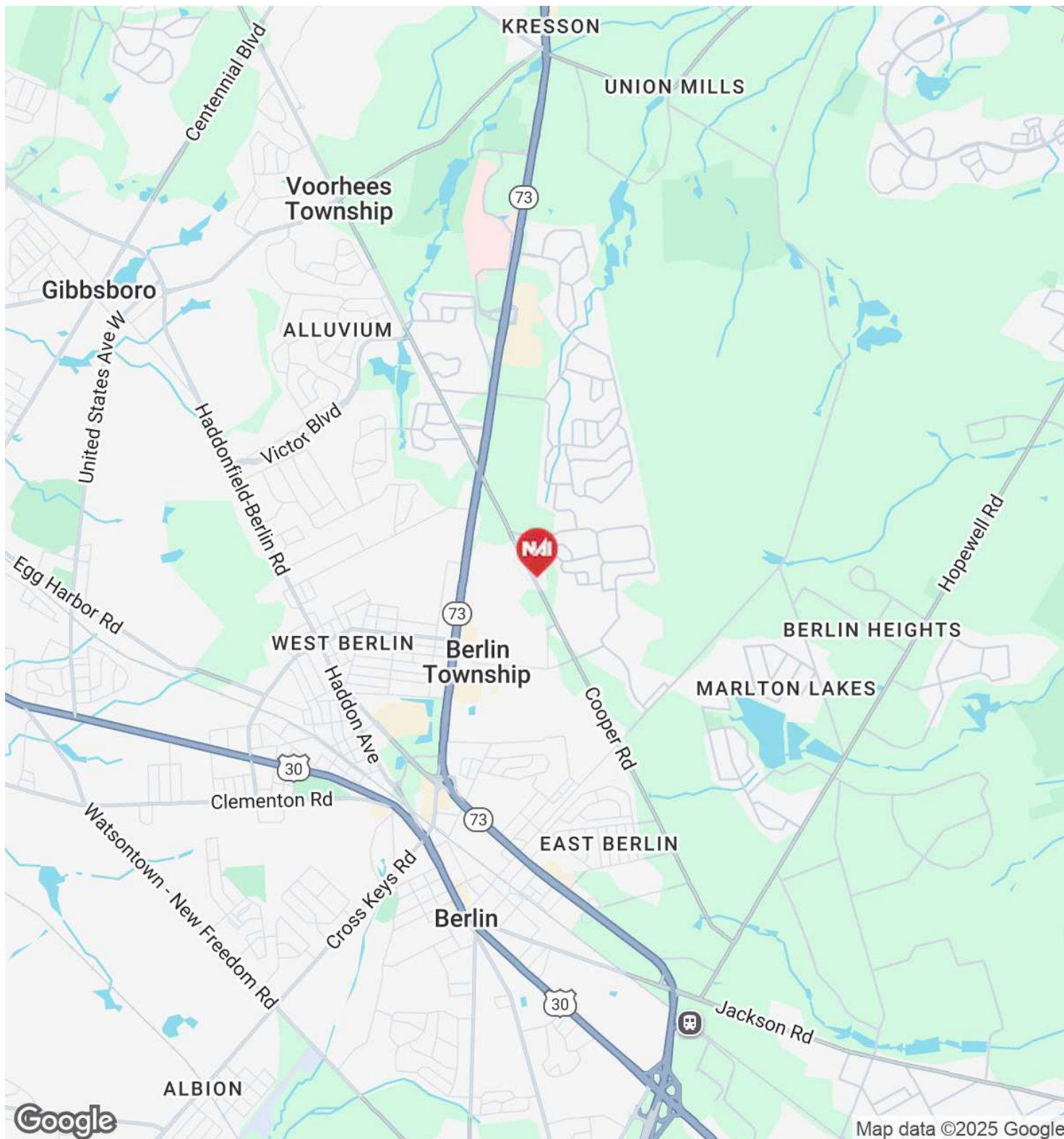


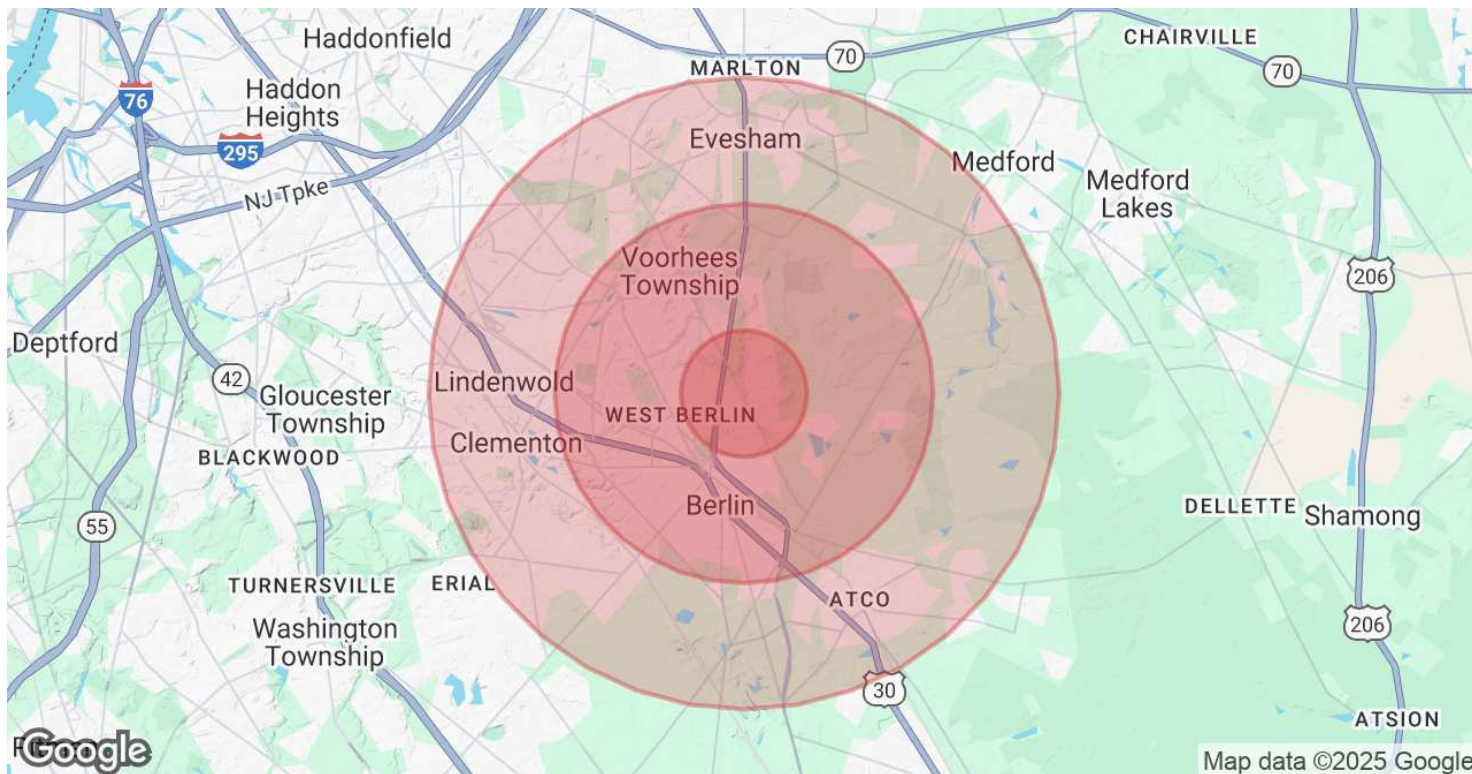


For Lease

11,404+/- SF | \$12.00 SF/yr

Flex Space





Population	1 Mile	3 Miles	5 Miles
Total Population	5,884	41,579	145,291
Average Age	43	41	42
Average Age (Male)	42	40	41
Average Age (Female)	44	42	43
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,126	15,665	56,696
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$184,974	\$140,516	\$135,102
Average House Value	\$530,512	\$372,964	\$346,742

Demographics data derived from AlphaMap