



## 18 W Collings Ave

18 W Collings Ave  
West Berlin, New Jersey 08091

### Property Overview

15,842+/- SF Warehouse Space  
2,764+/- SF Office/Showroom  
15.75' Clear  
Column Free Warehouse  
2 Loading Docks  
2 Drive Ins  
1+/- AC Outside Storage  
Fully Fenced Yard  
Taxes: \$25,912.08  
Zoned: C2

### Offering Summary

Sale Price:	\$2,250,000
Lease Rate:	\$9.75 SF/yr (NNN)
Building Size:	18,606 SF
Lot Size:	2.55 AC

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	44	312	1,924
Total Population	108	763	4,839

### For More Information

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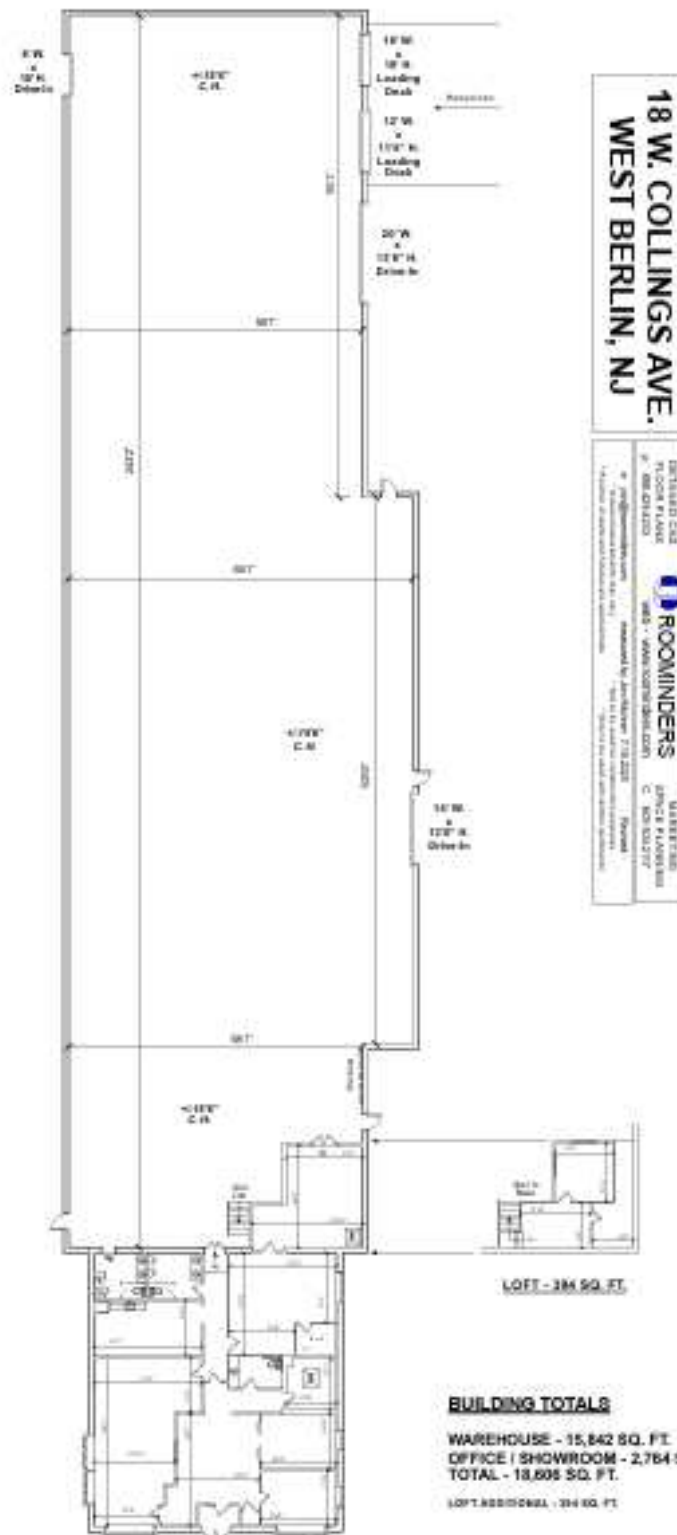
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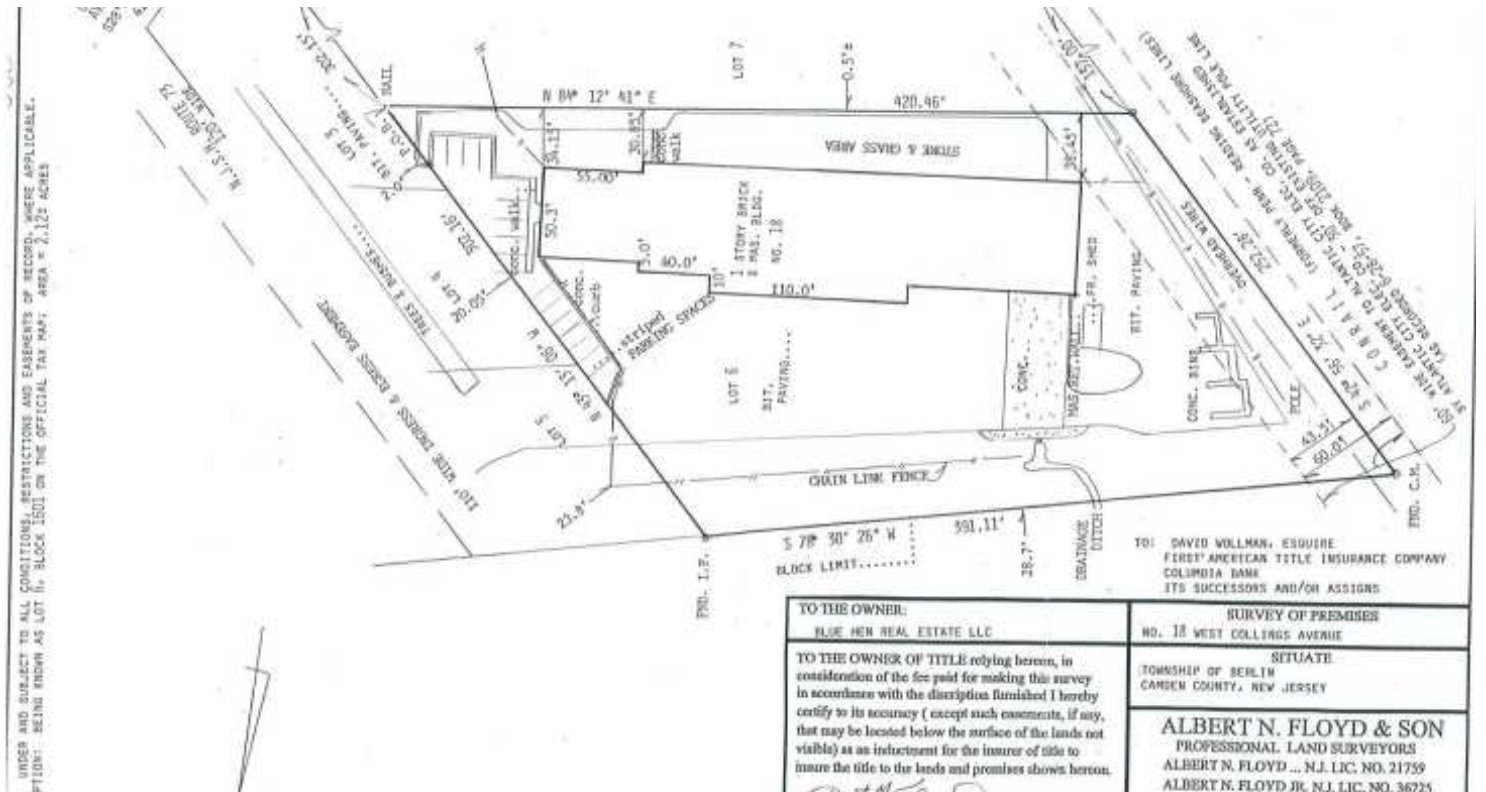


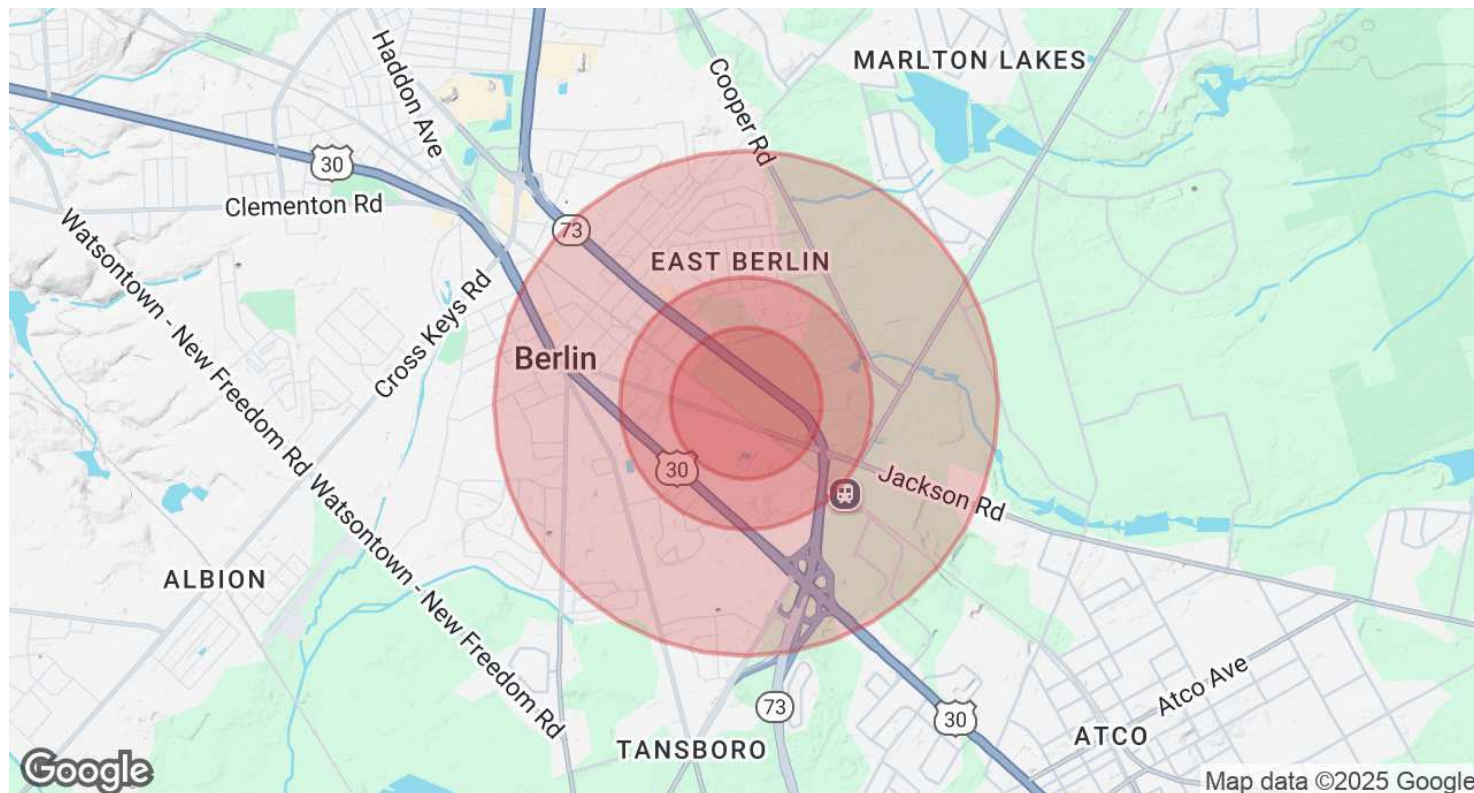
For Sale & Lease  
18,606+/- SF | \$2,250,000  
Industrial Space











Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	108	763	4,839
Average Age	43	43	43
Average Age (Male)	41	41	41
Average Age (Female)	46	46	45

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	44	312	1,924
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$103,881	\$103,841	\$108,823
Average House Value	\$287,820	\$287,699	\$325,455

Demographics data derived from AlphaMap