



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

Joe Riggs

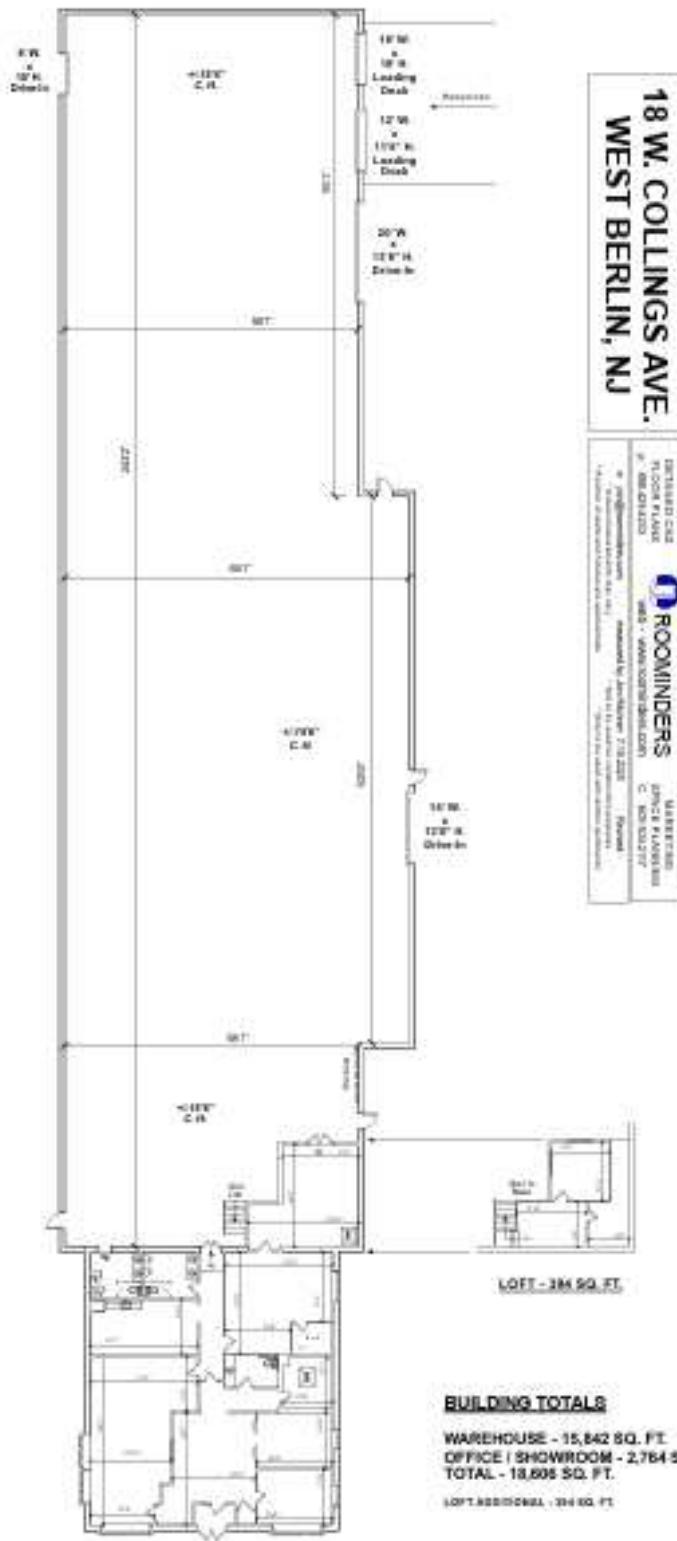
O: 609 352 1162
joe.riggs@naimertz.com

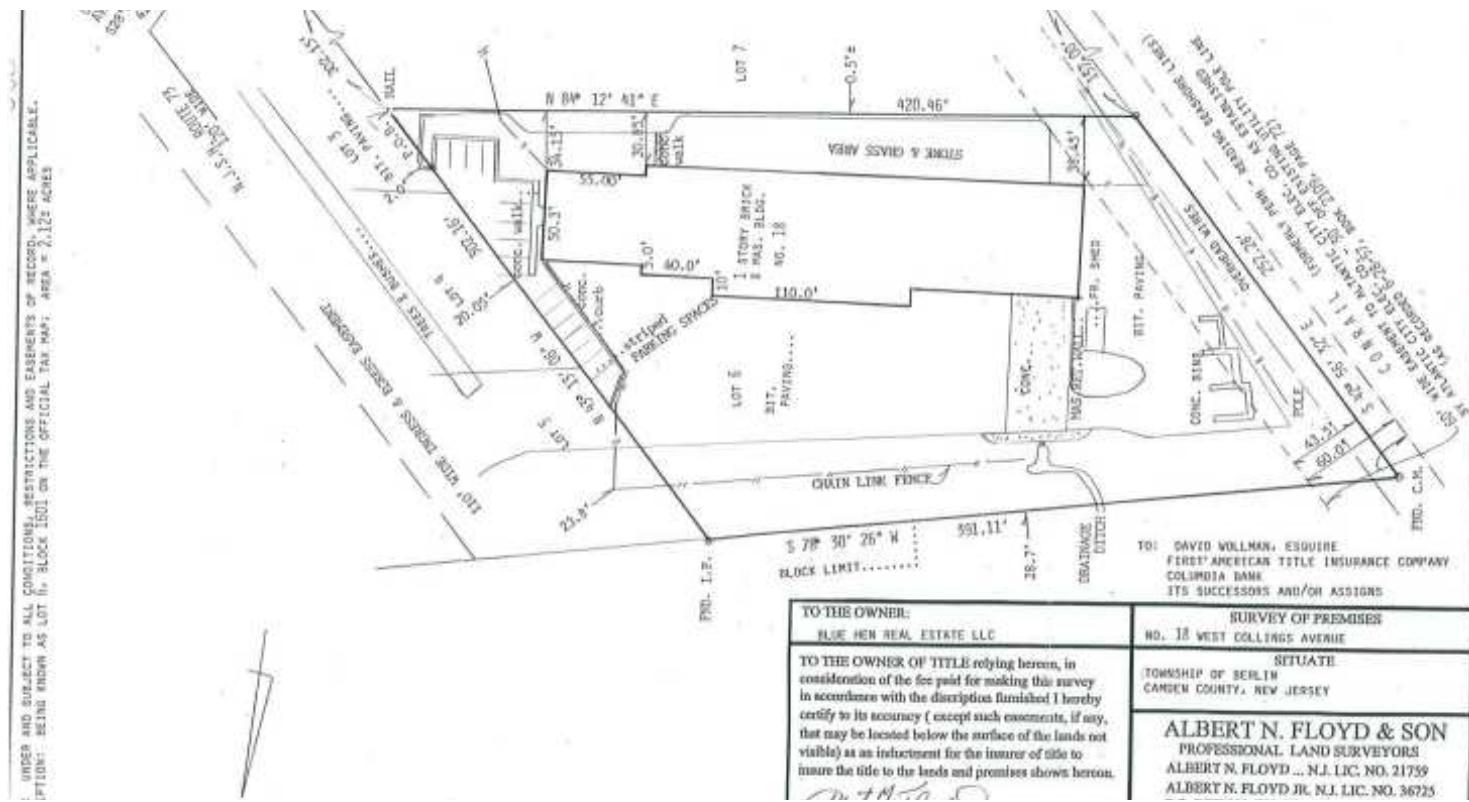
Will Frank

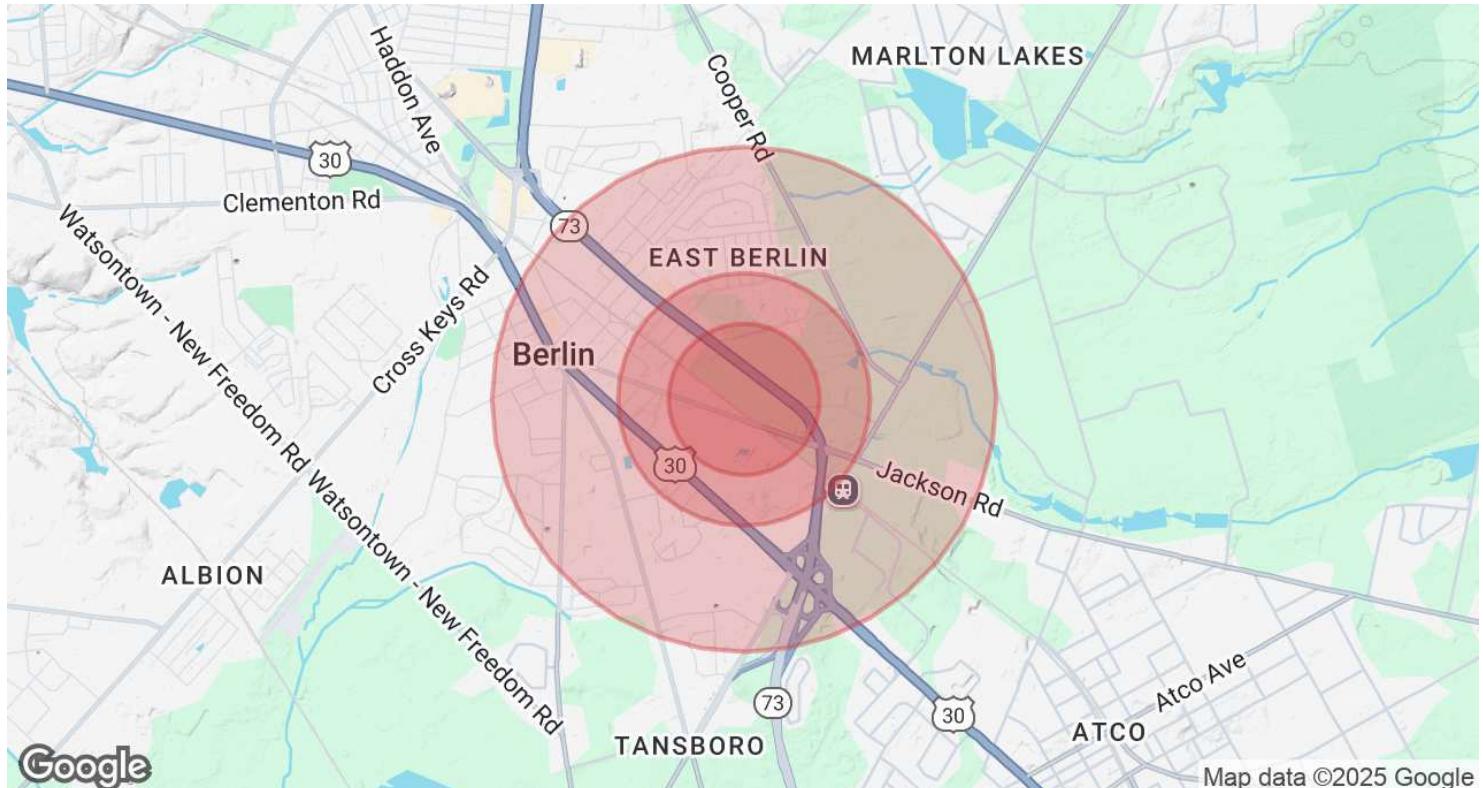
O: 856 724 4248
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For Sale & Lease
18,606+/- SF | \$2,250,000
Industrial Space









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