



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

Sale Price:	Contact Broker
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

For More Information

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For Sale & Lease
11,404+/- SF | \$12.00 SF/yr
Flex Space



BROCHURE | 151 Cooper Road West Berlin, NJ 08091

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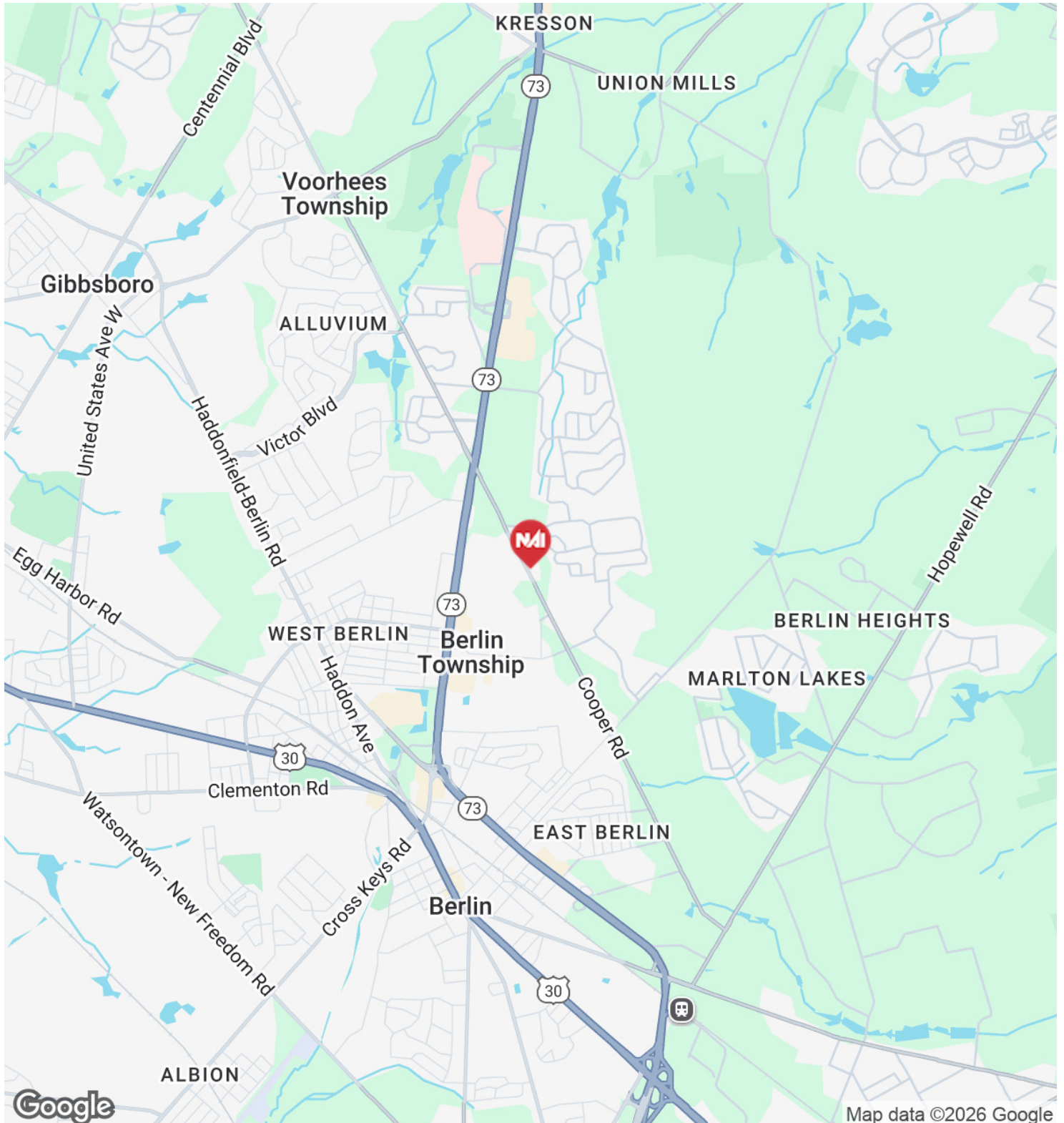


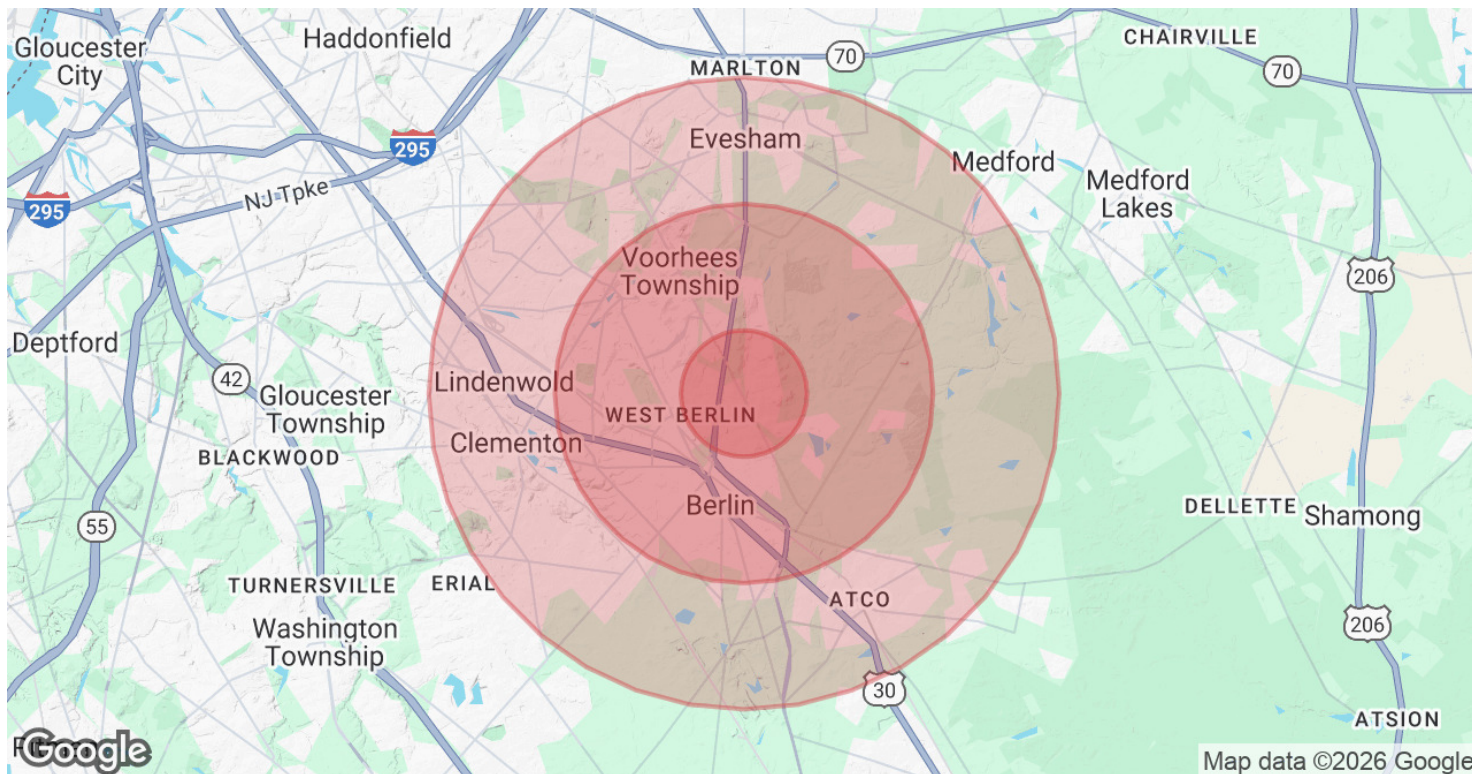
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Population	1 Mile	3 Miles	5 Miles
Total Population	5,884	41,579	145,291
Average Age	43	41	42
Average Age (Male)	42	40	41
Average Age (Female)	44	42	43
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,126	15,665	56,696
# of Persons per 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