



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

Joe Riggs

O: 609 352 1162

joe.riggs@naimertz.com

Will Frank

O: 856 724 4248 | C: 609 970 5405

will.frank@naimertz.com



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

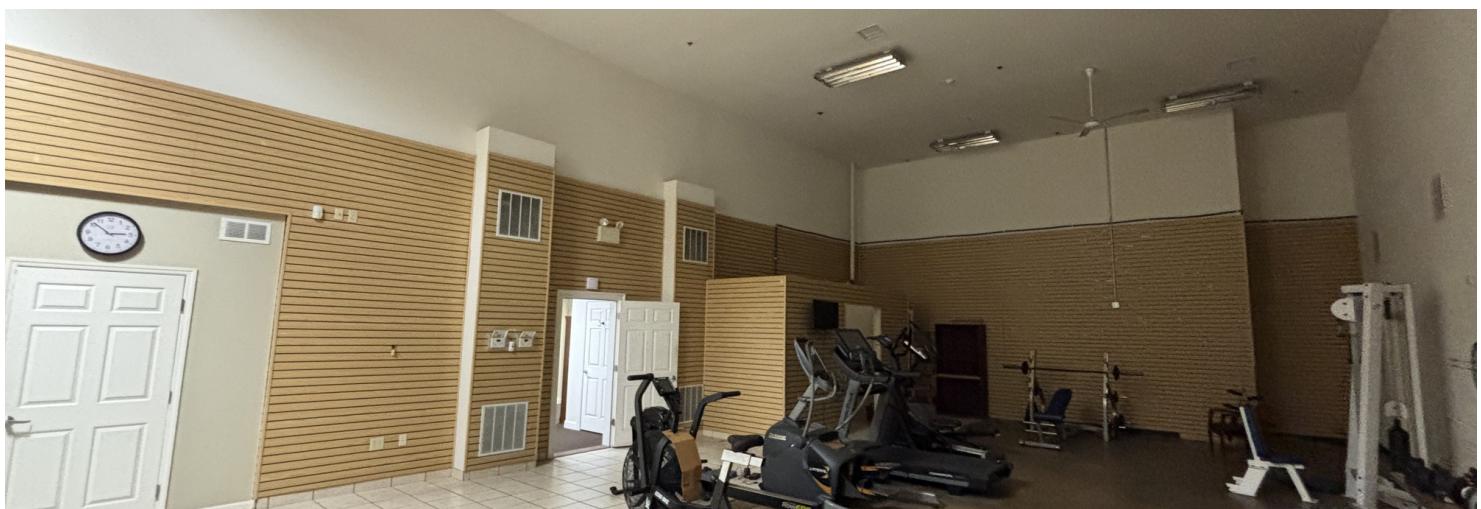


BROCHURE | 151 Cooper Road West Berlin, NJ 08091

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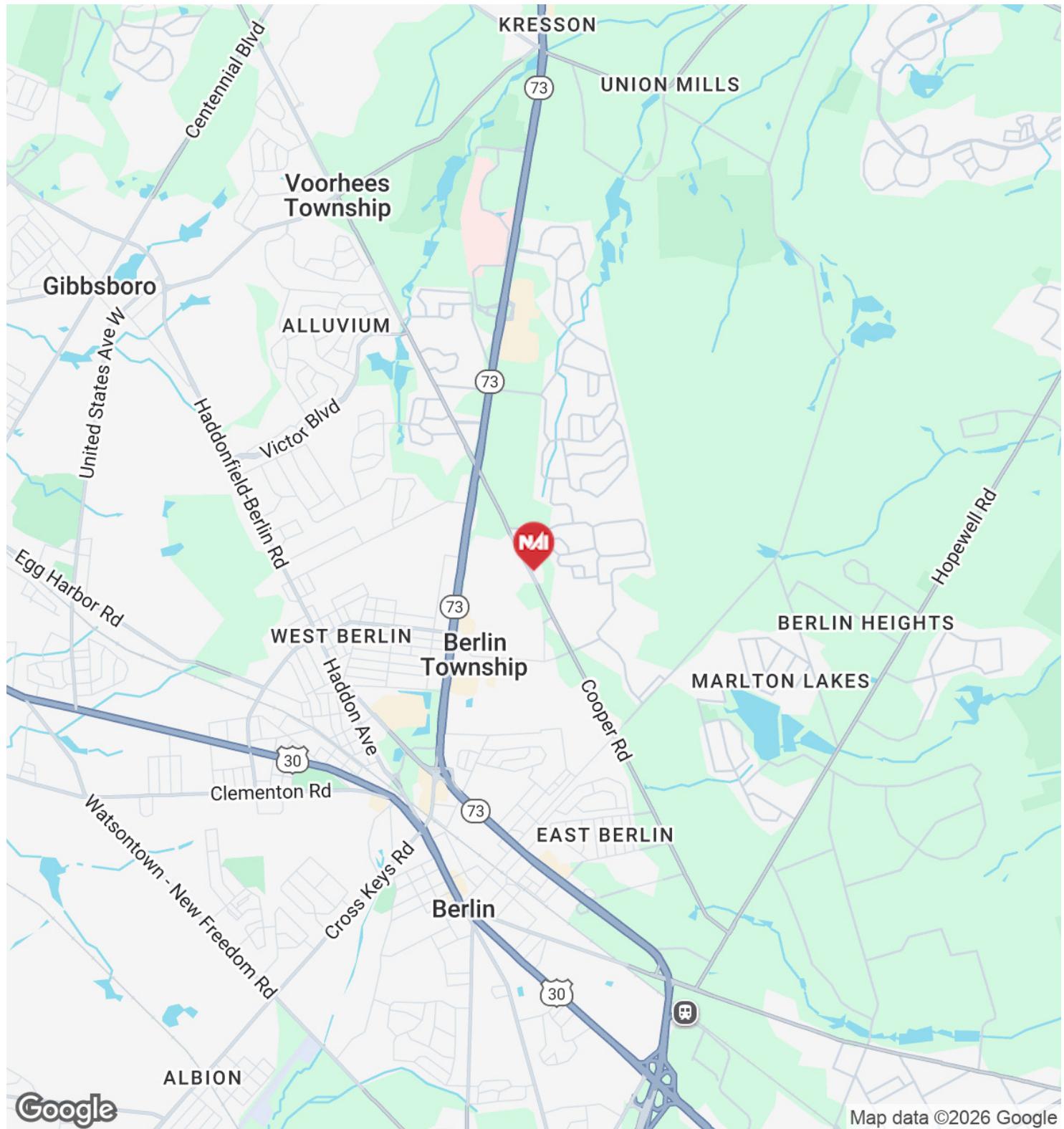


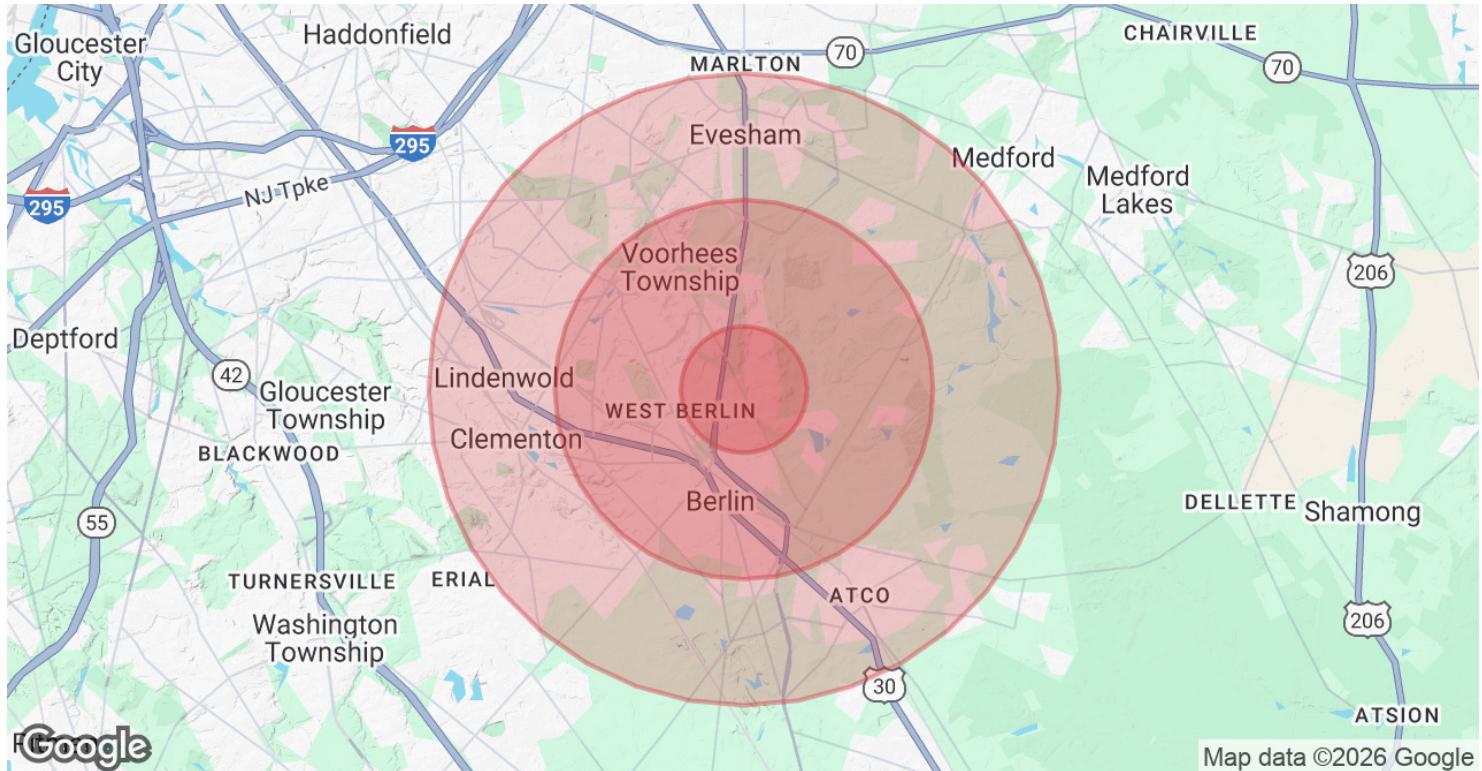
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Population	1 Mile	3 Miles	5 Miles
Total Population	5,884	41,579	145,291
Average Age	43	41	42
Average Age (Male)	42	40	41
Average Age (Female)	44	42	43

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