

PRICE

For Sale: \$1,495,000
For Lease: \$21.00 PSF
Gross + Utilities

SIZE

9,824 SF
Estimated Floor Plan:
1st Floor: ~5,000 SF
2nd Floor: ~5,000 SF
Basement: ~3,000 SF

ZONING

C2 - Commercial
The Township of Berlin, NJ

**PROPERTY OVERVIEW:**

Located directly off Route 73 North, this two-story commercial building offers nearly 10,000 square feet of flexible space on a private 1.1-acre lot with approximately 43 parking spaces. The property also includes a finished ~3,000 SF basement previously used for staff amenities, IT operations, storage, and a kitchen.

Most recently occupied as a state-licensed pediatric daycare with administrative offices on the second floor, the building's layout and zoning make it a strong fit for a wide range of uses.

Ideal For:

- | | |
|---|--|
| a. Outpatient Behavioral Health | d. Daycare |
| b. Outpatient Medical (Physical Therapy/Occupational Therapy/Boutique Medical) | e. Animal Hospital or Kennel |
| c. Professional Offices for Engineering, Accounting, Law, Insurance (Corporate Office), Debt Collection | f. Service Based Businesses with Fleet (HVAC, Electrical, Ambulatory Services) |
| | g. Call Centers |

Property Details:

- | | |
|----------------------------------|-----------------------------------|
| • Three Phase Electrical Service | • Steel Staircases |
| • Sprinkler and Fire System | • All Doors are Fire Rated |
| • Concrete 2nd Floor Subfloor | • Entire Building is Cinder Block |

2025 Property Improvements:

- | | |
|--|--|
| • Brand new 5,000 SF GAF White TPO Roof with transferable 10-year warranty | • Fresh interior and exterior paint |
| • (4) New 5-ton Dalkin HVAC RTUs with transferable warranties | • 100% LED lighting, switches, and receptacles |
| | • 5,000 SF of new carpeting |

Highlights:

- | | |
|--|--|
| • Excellent visibility and accessibility from Route 73 | • Approximately 45 miles to NJ Shore points |
| • Less than 20 miles to South Philadelphia | • Convenient access to major South Jersey suburban markets |

This well-maintained property is ideal for an owner-user or tenant seeking a turn-key, professionally updated facility in a prime South Jersey location.

PRESENTED BY

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OFFICE SPACE FOR SALE OR LEASE

411 Commerce Lane, West Berlin, NJ 08091



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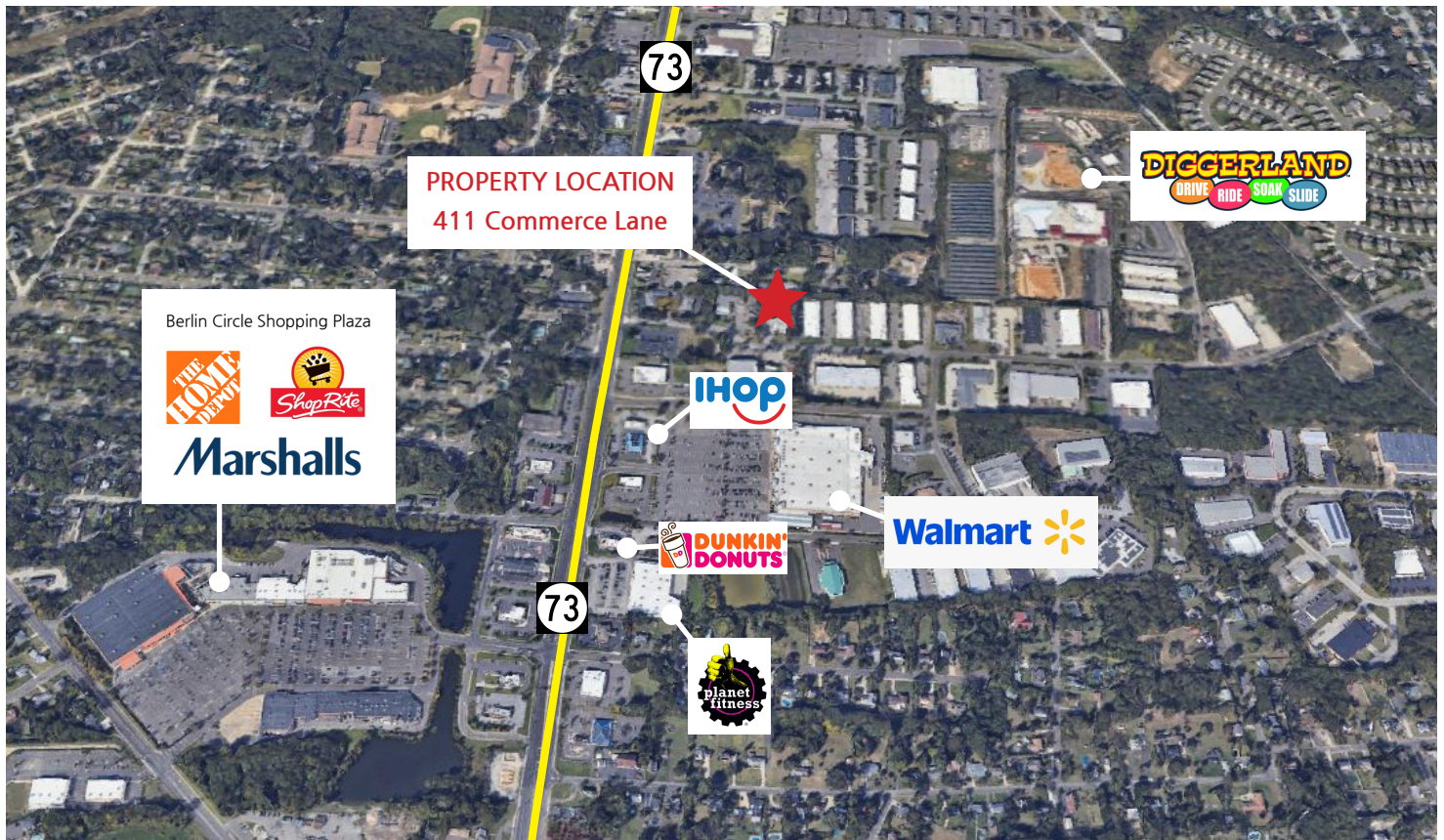
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Key Distances

- Route 73: 0.3 Miles
- Route 30: 2.1 Miles
- Route 70: 7 Miles
- Route 42: 8.5 Miles
- I-295: 9 Miles
- NJ Turnpike: 9.2 Miles
- South Philadelphia: ~20 Miles
- NJ Shore Points: ~45 Miles

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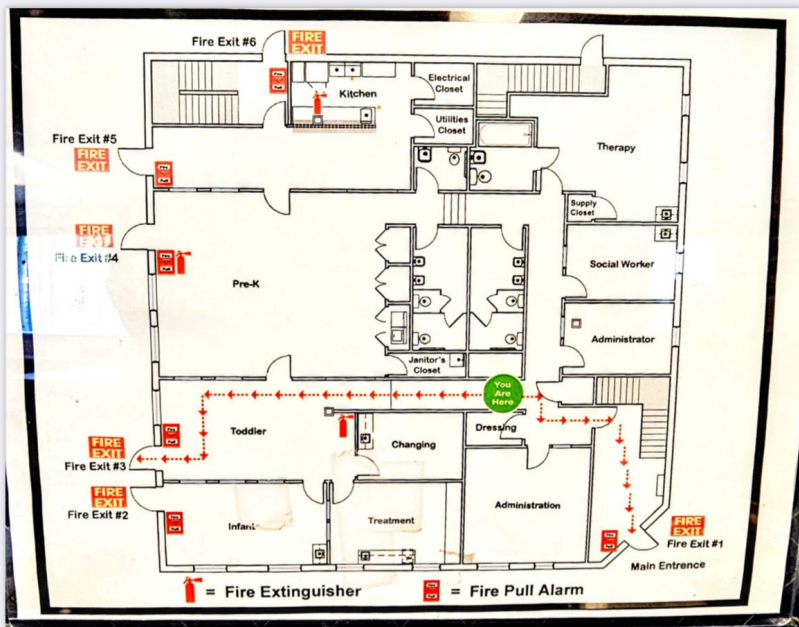
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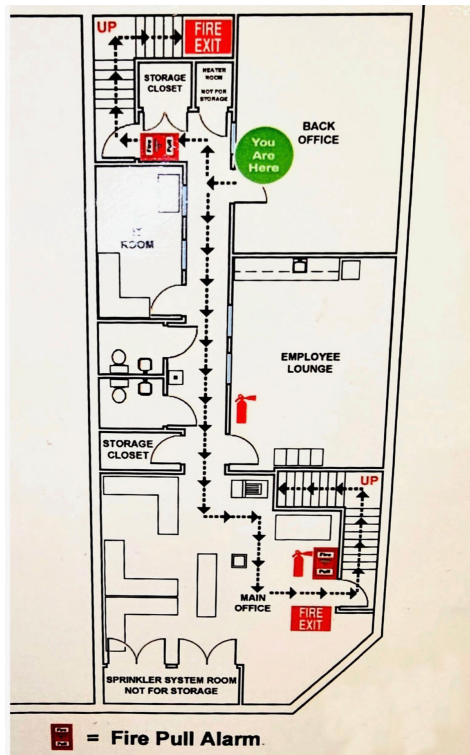
FIRST FLOOR



SECOND FLOOR



BASEMENT/
LOWER LEVEL



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