



# INDUSTRIAL BUILDING SALE OR LEASE

## 159 COOPER ROAD WEST BERLIN, NJ

### EXCLUSIVE LISTING



<b>Property Description:</b>	Industrial Building for Sale or Lease
<b>Total Building Size:</b>	11,300 +/- SF
<b>Warehouse Space:</b>	8,100 +/- SF - 20' Ceiling
<b>Private Offices:</b>	1,600 +/- SF Office One 1,600 +/- SF Office Two
<b>Lot Size:</b>	1.21 +/- Acres
<b>Electrical:</b>	1x 220 V   200 Amp   3 Phase 1x 440V   600 Amp   3 Phase Separately Metered
<b>Block/Lot:</b>	25.02/6
<b>Taxes:</b>	\$19,276 (2015)
<b>Lease Rate:</b>	\$7.00/SF NNN
<b>Sale Price:</b>	<del>\$685,000.00</del> <b>\$660,000.00</b>

- Comments:**
- 2 Loading Docks/1 Drivein Loading Door
  - Gas Heat
  - Air Conditioned Building
  - Less Than a Mile from Route 73

For Further Information, Please Contact:

**Brett Davidoff (Ext. 27)**

**(856) 985-9522**

**bdavidoff@rosecommercial.com**

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE. NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.

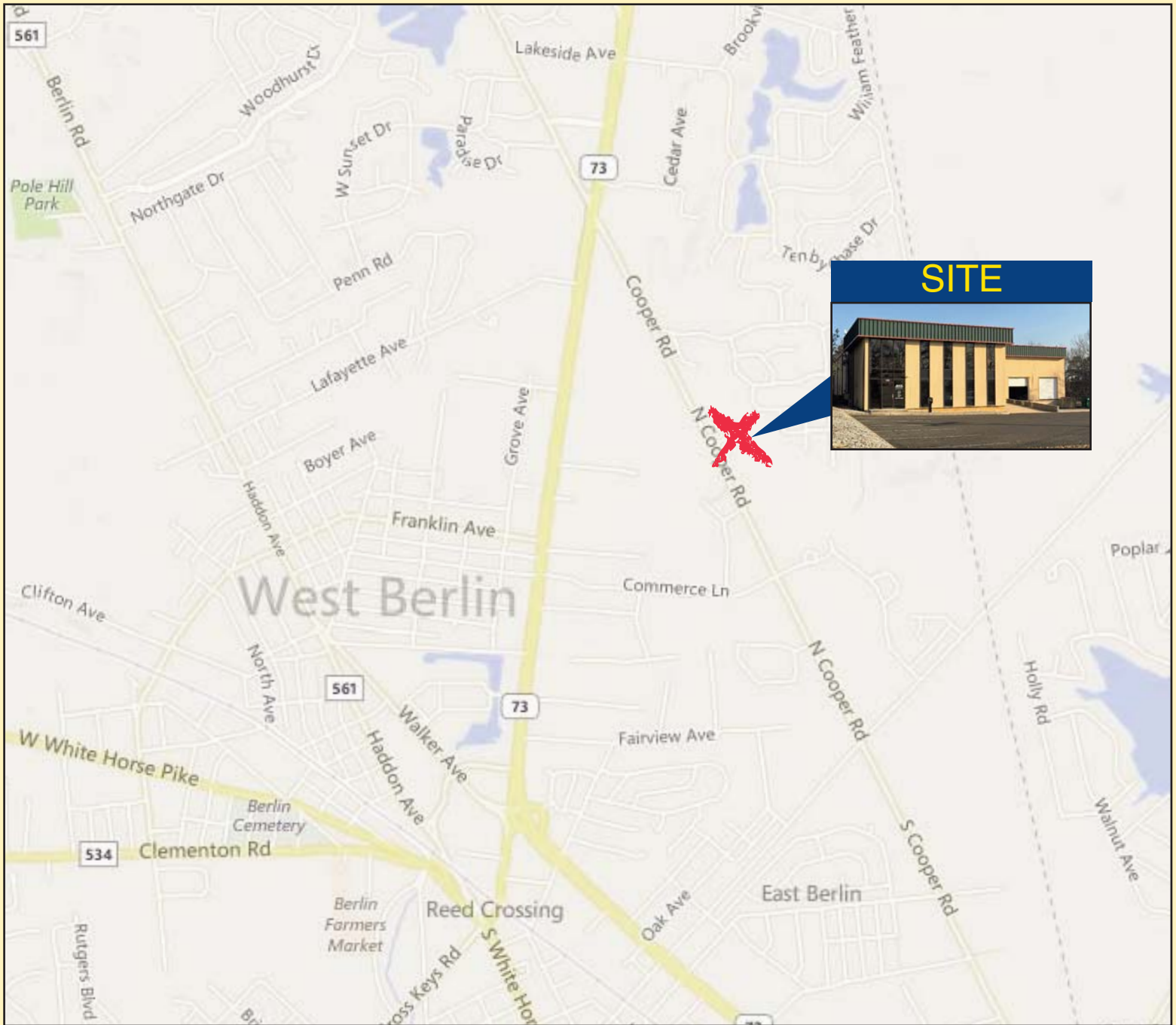
651 Route 73 North, Suite 111 • Marlton, NJ 08053 • Phone: (856) 985-9522 • Fax: (856) 985-9488



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