

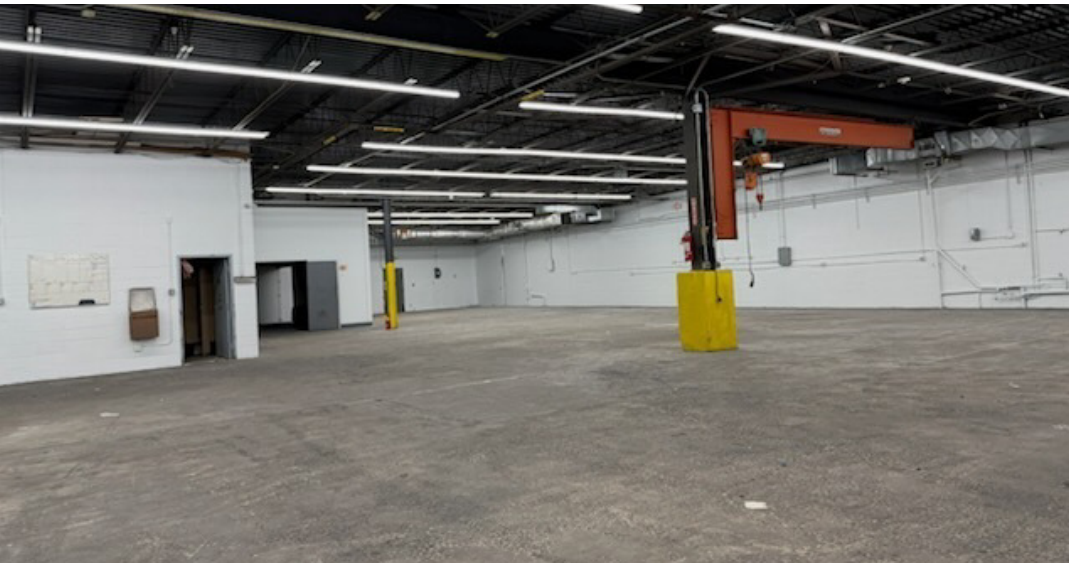
1002 INDUSTRIAL DRIVE

West Berlin Industrial Park, West Berlin, NJ 08091

 FOR LEASE

 INDUSTRIAL

 11,940 SF



PROPERTY DESCRIPTION

- 11,940 SF Immediately Available for Lease
- Warehouse: 9,209+/- SF
- 12-5" clear height
- 2 ton crane
- Loading: One (1) loading dock - 8x8 with leveler, one (1) Drive In - 10 x 10 Grade Level
- Power: 600 Amps/240 Volt/3 Phase
- 2 Warehouse restrooms
- Office Area: 2,303+/- SF. Includes executive office w/ private restroom, men's and women's restrooms, storage closet, reception and bullpen areas, conference room, IT room, 3 private offices, wet breakroom.
- Fenced secured outdoor area
- Gas Heat
- Fluorescent lighting
- Water and Sewer
- Security System
- Zoning: I-1 - Light Industrial
- Property Taxes: \$26,623.28 (2024)

FOR MORE INFORMATION


Jonathan Klear

 856.433.1801

 jonathan.klear@naimertz.com

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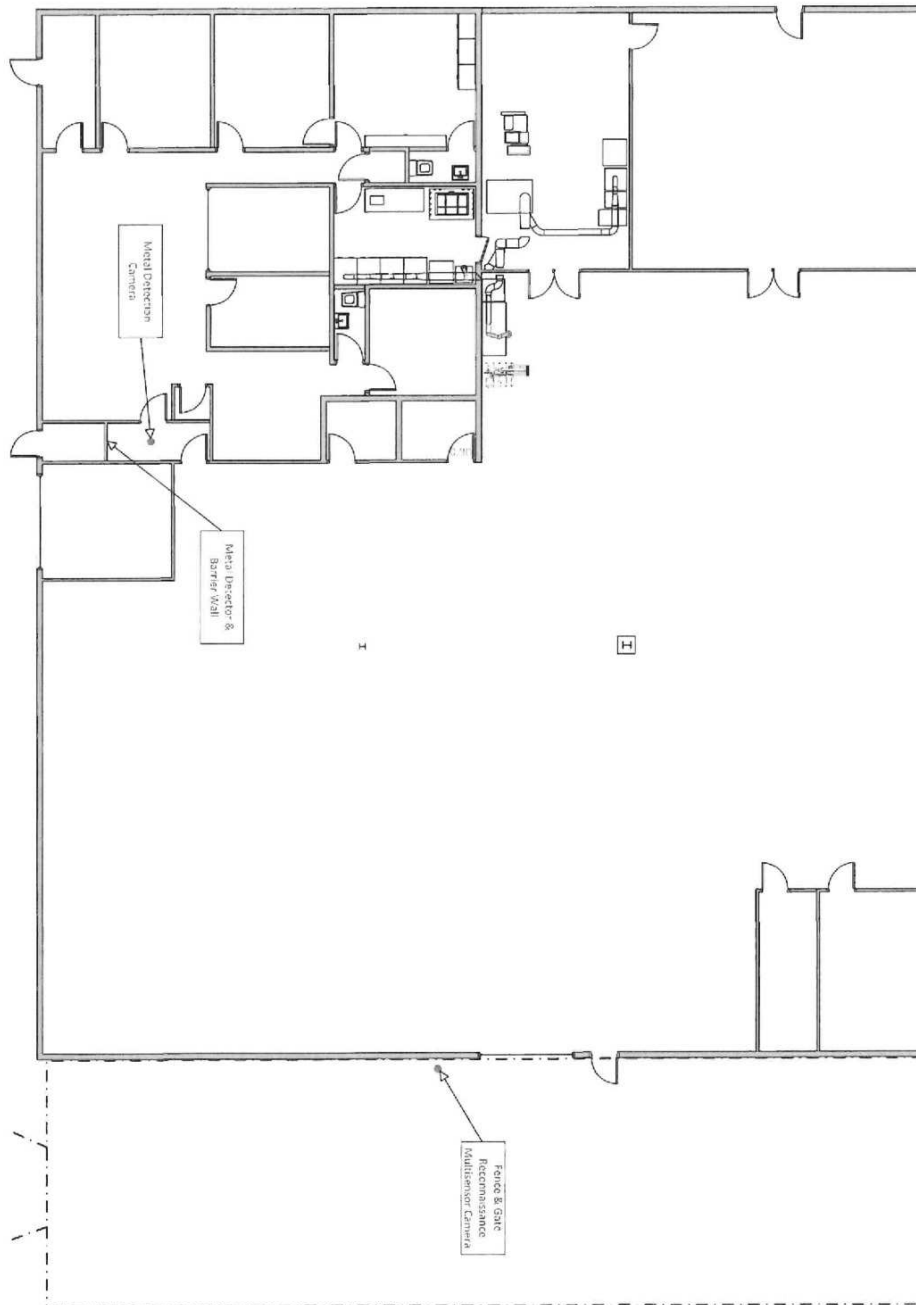
 **NAI Mertz** | 21 Roland Avenue
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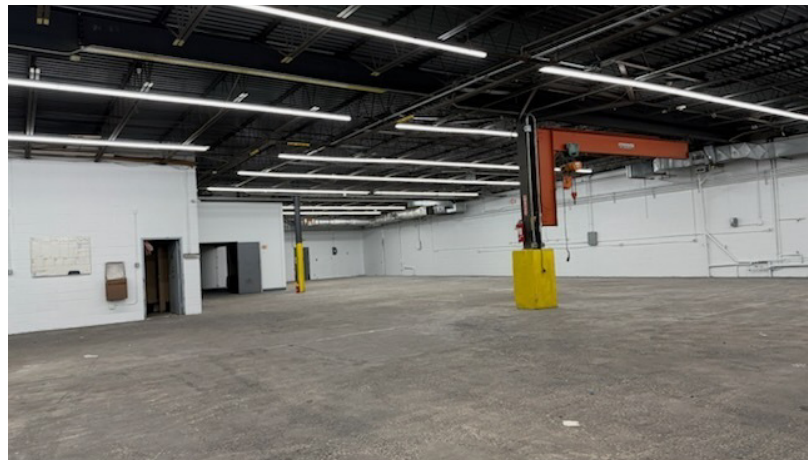
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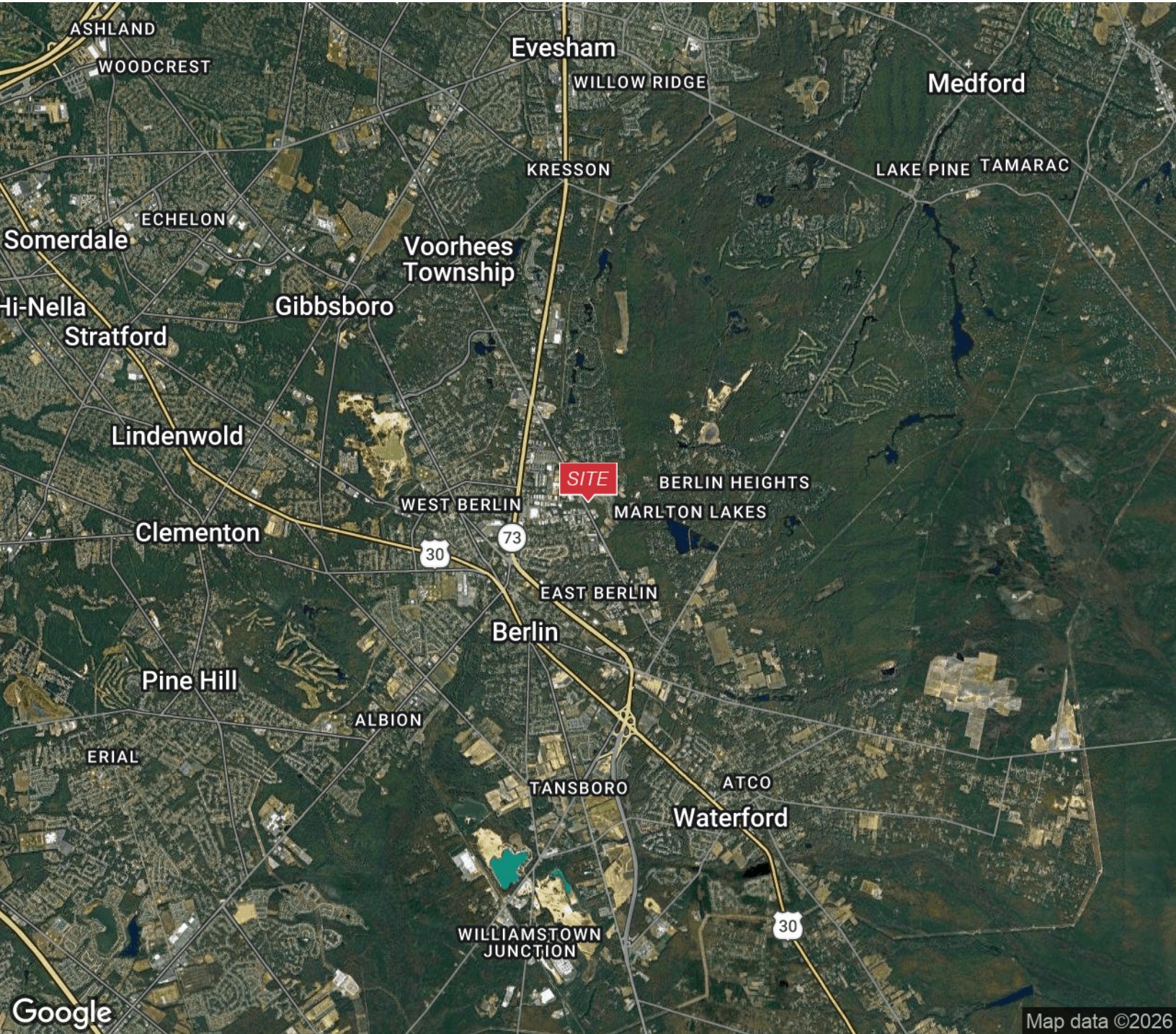
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