

**AVAILABLE FOR LEASE**

**245 OLD EGG HARBOR RD  
WEST BERLIN, NEW JERSEY**



**15,000± SF INDUSTRIAL BUILDING**

**PERFECT FOR R&D OR LAB USER**

- 5 loading docks, 2 drive-in doors
- 15' 7" - 16' clear height
- Existing office
- Existing restrooms and kitchenette
- Heavy power - 2000 Amps, 480, 3 Phase
- 34 parking spaces
- Fully conditioned
- Existing clean room

**CONTACT**

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**NAIMertz**

# INTERIOR PHOTOS

245 OLD EGG HARBOR ROAD WEST BERLIN, NJ



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# LOCATION INFORMATION

## 245 OLD EGG HARBOR ROAD WEST BERLIN, NJ



### DISTANCE TO:

Route 30 (White Horse Pk)	0.6 mi
Route 73	1.3 mi
I-295 (Exit 29)	7.0 mi

Atlantic City Expressway	8.5 mi
NJ Turnpike (Exit 3)	9.0 mi
Center City Philadelphia	13.5 mi

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