

ROSE CLOSED

Another Deal



**159 COOPER ROAD
WEST BERLIN, NJ**

EXCLUSIVE LISTING



SOLD



Property Description:	Industrial Building for Sale or Lease
Total Building Size:	11,300 +/- SF
Warehouse Space:	8,100 +/- SF - 20' Ceiling
Private Offices:	1,600 +/- SF Office One 1,600 +/- SF Office Two
Lot Size:	1.21 +/- Acres
Electrical:	1x 220 V 200 Amp 3 Phase 1x 440V 600 Amp 3 Phase Separately Metered
Block/Lot:	25.02/6
Taxes:	\$19,276 (2015)
Lease Rate:	\$7.00/SF NNN
Sale Price:	\$685,000.00 \$660,000.00
Comments:	<ul style="list-style-type: none">• 2 Loading Docks/1 Drivein Loading Door• Gas Heat• Air Conditioned Building• Less Than a Mile from Route 73

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

www.rosecommercial.com

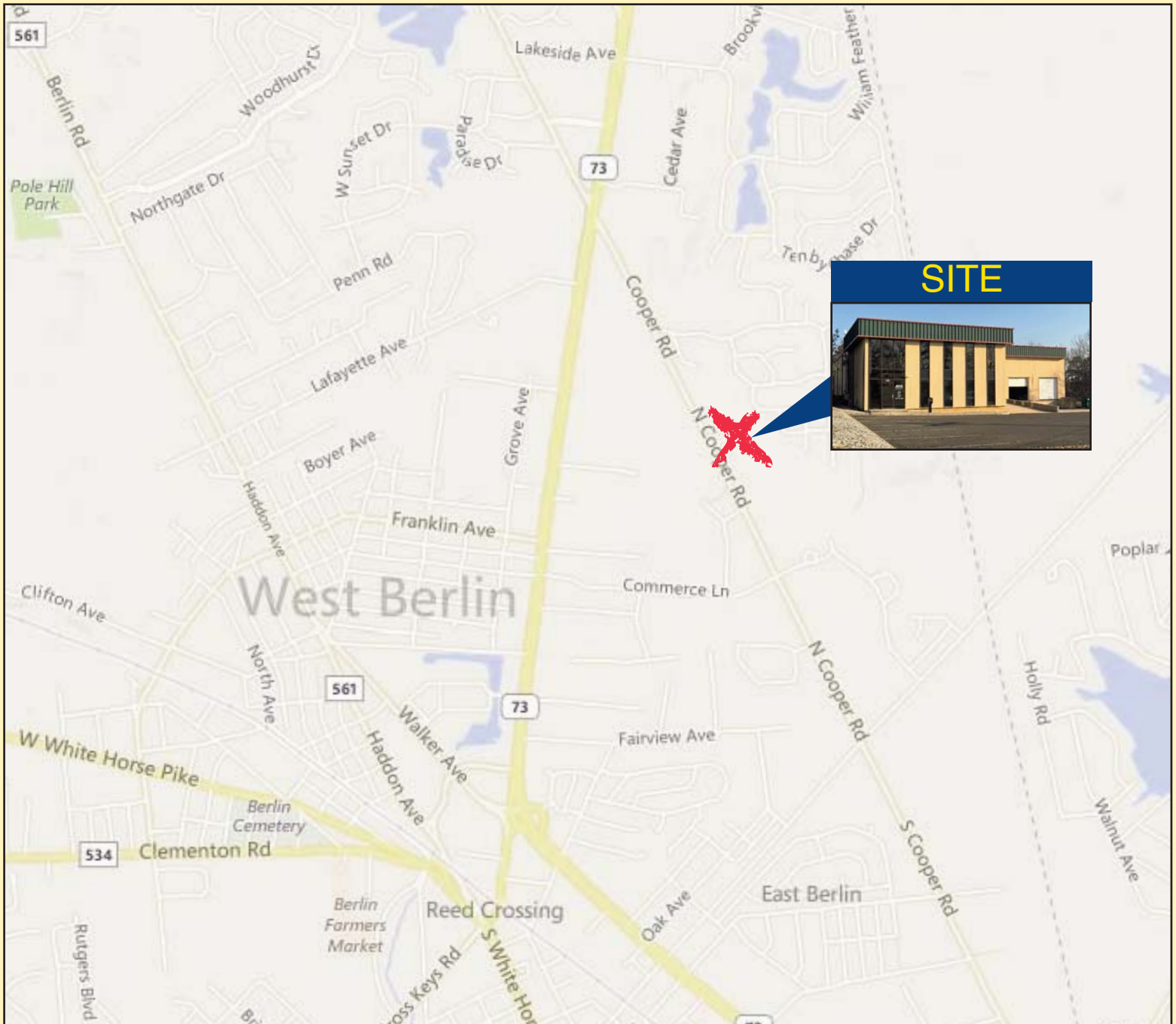
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