



Realty Advisors Inc.

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Patrick Harber
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Broker of Record

228 Williamstown Rd West Berlin, NJ
2- Building 14,000 s.f. +/- garage building on 11 acres
For Rent at \$12,500/ Month Net



Location:	On Williamstown Rd Minutes from Exit 38 of Route 42
Lot Description:	Approximately 10.42 acres with 600' of frontage and an average depth of 738'
Building Desc:	Building 1 – 5740 s.f. 82'x70' Metal Construction Building 2 – 8000 s.f. 80'x100' Metal Construction
Office Area:	Approximately 2,000 s.f in building 1 demised into 4 private offices, bullpen/reception, small kitchenette, 2 unisex restrooms
Garage Area:	Approx 3500s.f. in building 1 8,000 s.f. in building 2
Ceiling Height:	Building 1) 14' Building 2 – 17'-18'
Loading:	Building 1 4 – '12'x12' grade level doors Building 2 1-12'x14' grade level door
Power	Building 1) 200 amp 120 volt single phase Building 2) 100 amp 120 volt single phase
HVAC:	Gas heat/AC in the office of building 1
Lighting:	HID both buildings
Sprinklered:	No
Utilities:	Well & Septic
Zoning:	PI-3 Pineland Rural development Industrial
Parking:	Approx 3.3 acres of parking/outside storage
RE Taxes:	\$21,449



