



## 145-147 Bradford Drive West Berlin, New Jersey 08091

### Property Description

- 6,800± SF industrial building on 1.29± acres
- Block 1203 / Lot 5
- 1 exterior loading dock
- 1 drive in
- 100% new roof installed 2018 with 15 yr warranty
- 100% air conditioned
- 100% sprinklered
- Public water & sewer
- Alarm System
- Curb cuts on both Bradford Dr. and D'Angelo Dr.
- 50± parking spaces
- Taxes (2017): \$19,852
- Short term tenant in place

Sale Price **\$925,000**

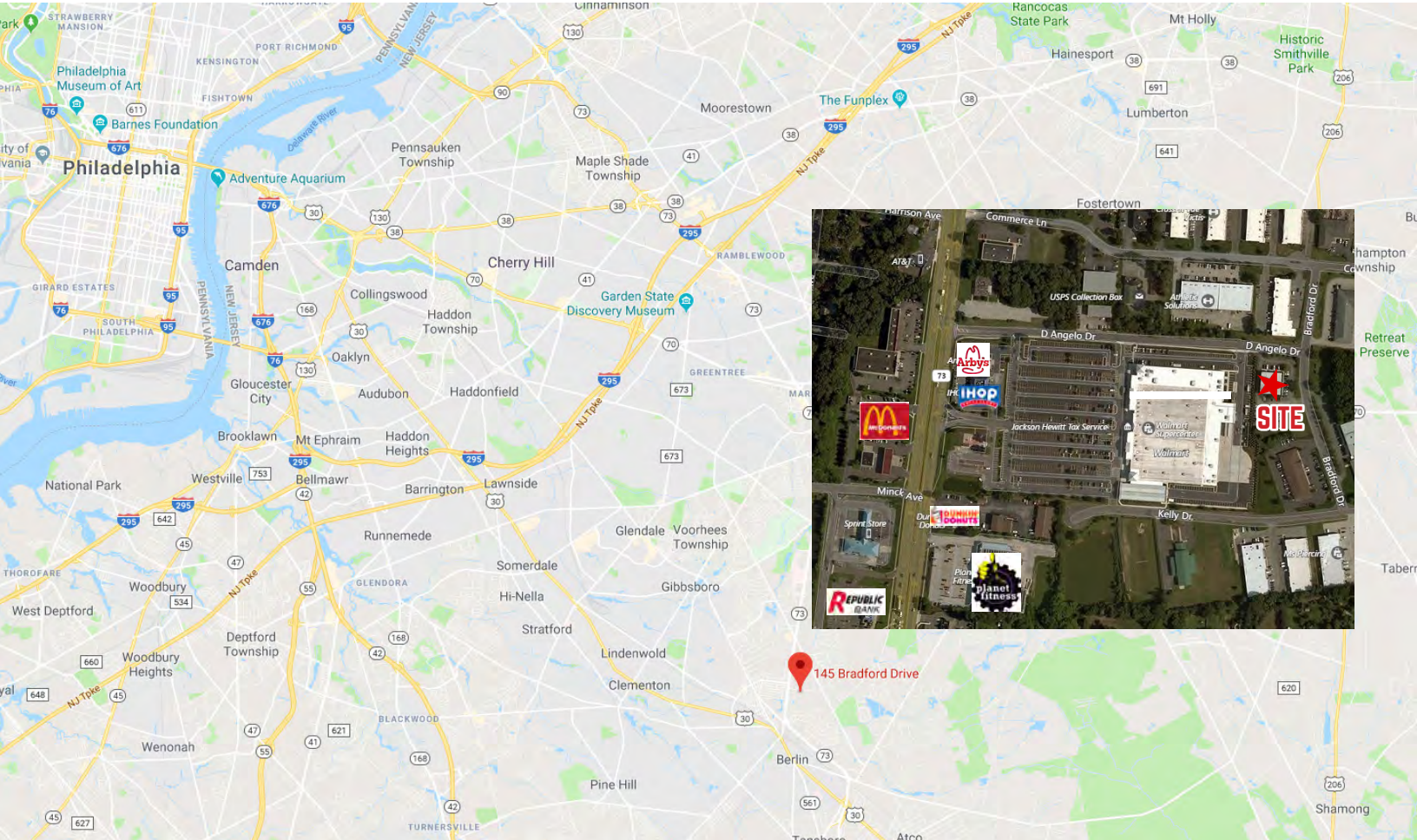
### Nearby Amenities



For more information:

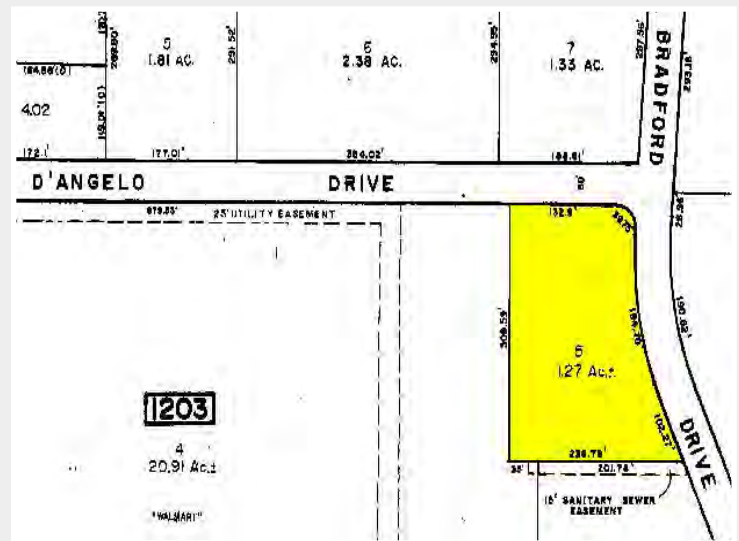
**Jonathan Klear**

+1 856 234 9600 • [jonathan.klear@naimertz.com](mailto:jonathan.klear@naimertz.com)



### Location Information

- Located just off Route 73
- Close proximity to White Horse Pike (Route 30)
- 13 miles to Atlantic City Expressway
- 8 miles to Exit 32 of I-295
- 13 miles to Exit 3 and 8 miles to Exit 4 of New Jersey Turnpike
- 28 miles to Philadelphia International Airport
- 19 miles to Ben Franklin Bridge
- 17 miles to Betsy Ross Bridge
- 17 miles to Tacony Palmyra Bridge



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