

FOR LEASE

9,550 SF
Storefront Retail Space

260 Route 73 North
Berlin, NJ 08009



Don Gill | 847.630.1070 | gill@vestian.com

Dan Piskadlo | 917.363.0744 | piskadlo@vestian.com

Jane McGill | 610.517.4380 | jmcgill@bennettwilliams.com

Anthony Curcio | 484.571.5764 | acurcio@bennettwilliams.com

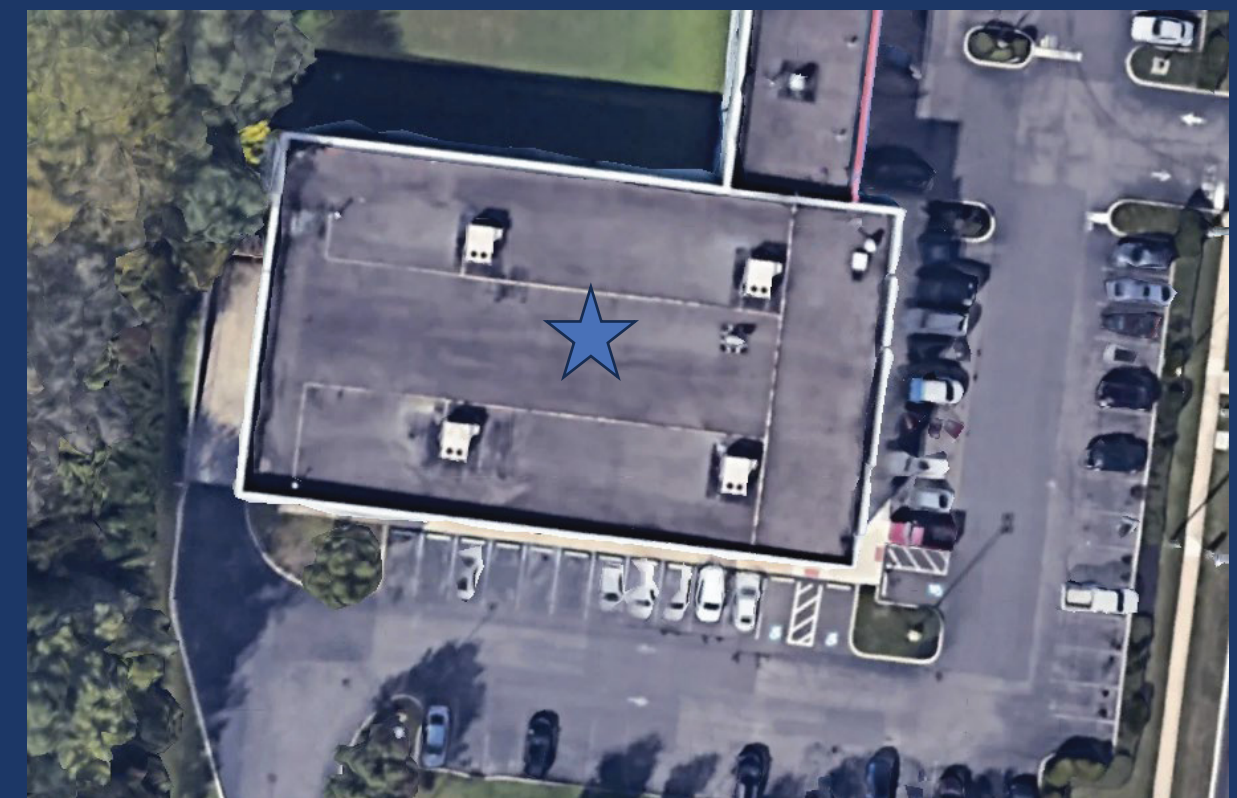
CONTACT

VESTIAN
Bennett **WILLIAMS**
NEW JERSEY, LLC

260 Route 73 North

PROPERTY OVERVIEW

Address	260 Route 73 North Berlin, NJ 08009
Available SF 	9,550 SF Storefront Retail Space
Occupied SF	9,481 SF Auto Service Space
Total Building SF	19,031 SF
Year Built	1997
Possession	Immediate
Signage	Building Signage Available
Asking Rate	Contact Broker
Comments	<ul style="list-style-type: none"> • Dedicated Main Entrance • Ceiling Height (to deck) 22' • Sprinklered • HVAC throughout • Gas Service • Municipal Water/Sewer



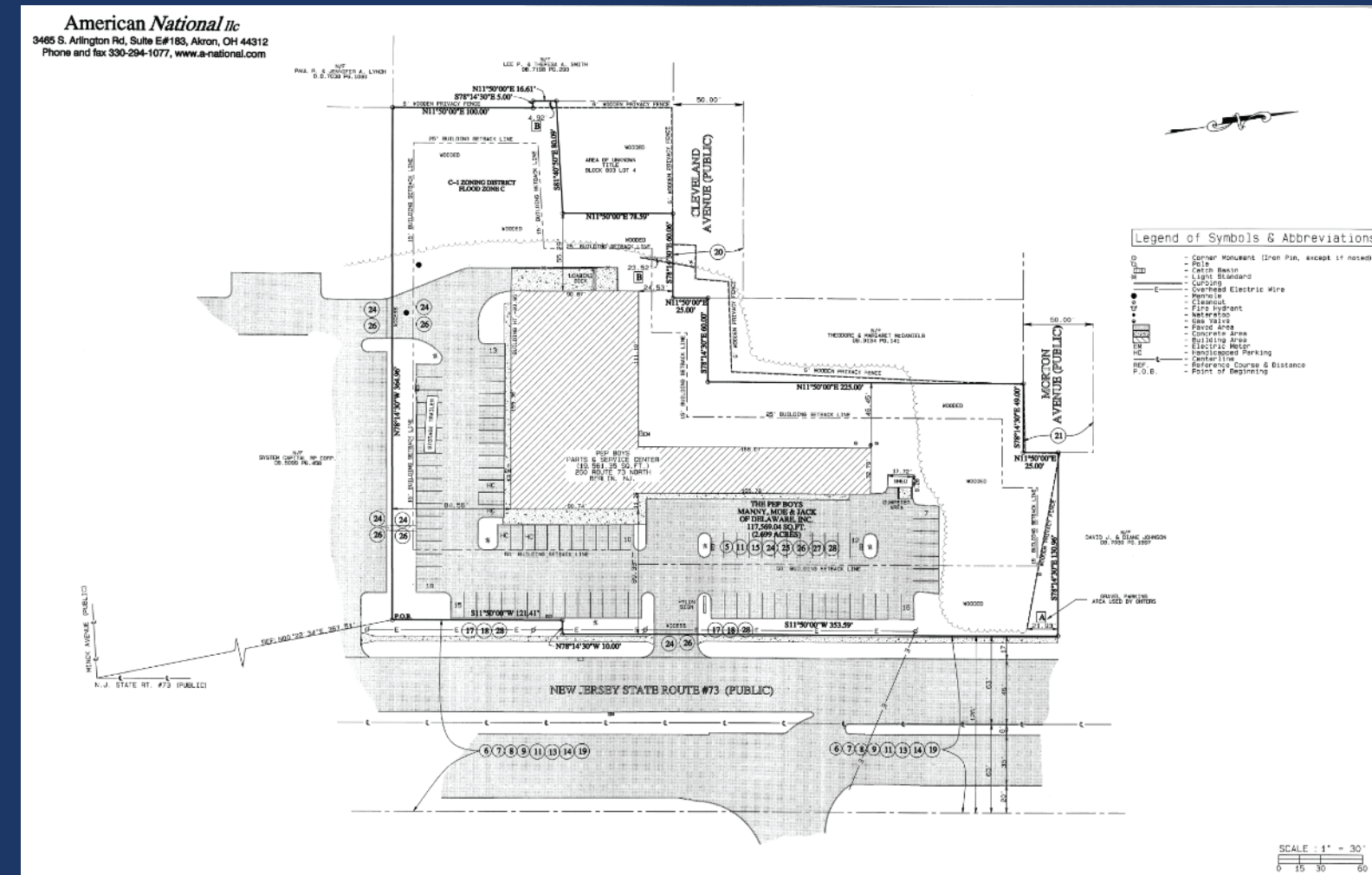
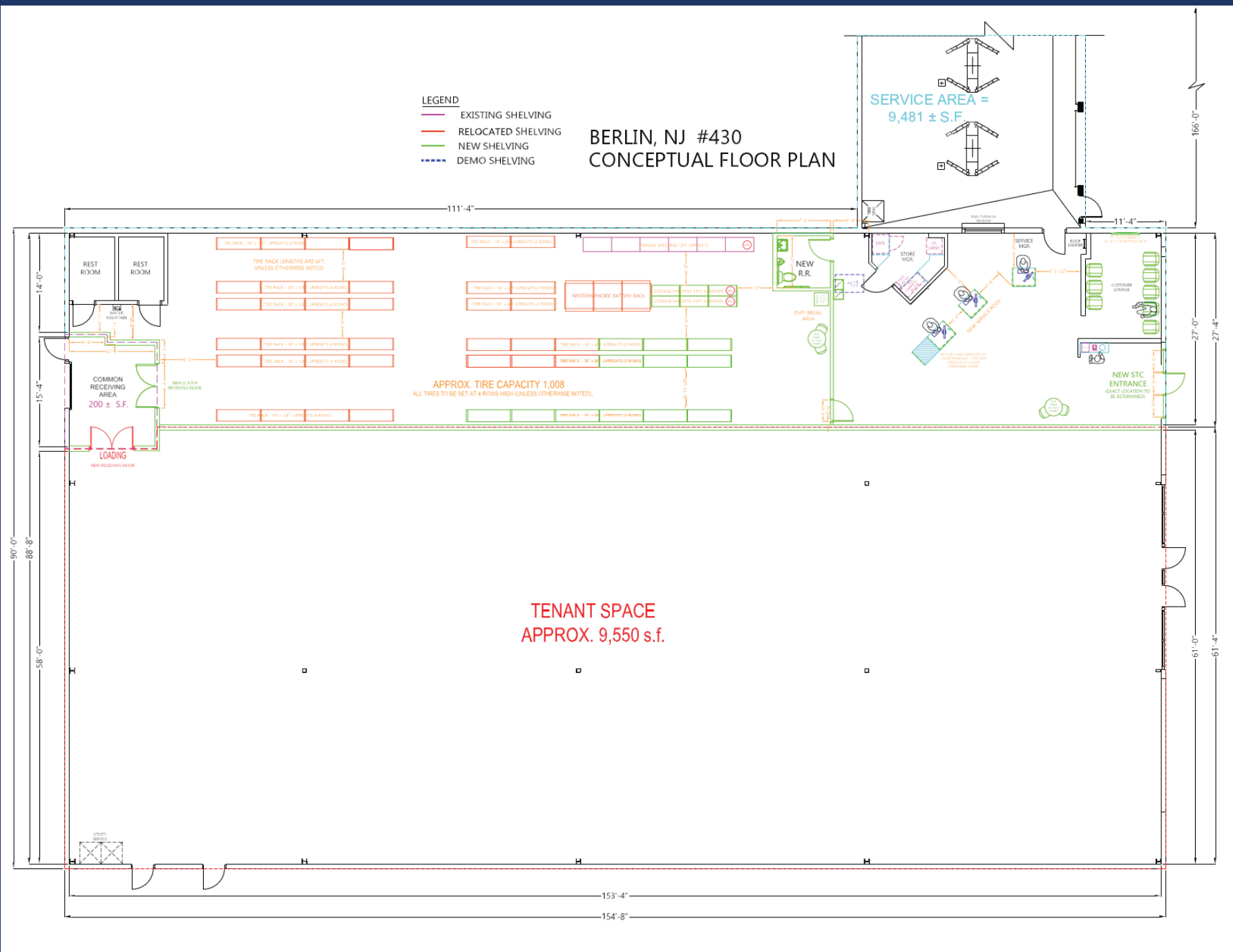
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VESTIAN

Bennett WILLIAMS
NEW JERSEY, LLC

301 Route 37 East

PROPERTY OVERVIEW

Pep Boys owns this properties, so there is no limit to the amount of term that can be offered. Cash allowances can be negotiated, provided the rent is comensurant with a reasonable return on the additional investment. The tire and auto repair operations will continue, the former parts sales areas have already been vacated, sizes fall in the range of 3,200 to 11,500 SF.

Uses sought include medical, such as dialysis or plasma centers, day care for children, doggie day care, discount retail, mattresses/furniture, tools, hardware and automotive uses that don't compete with the tire and repair operations, such as collision centers, auto glass or auto parts.

- Highly visible from all directions
- 88 parking spaces
- Size of space can be flexible up to 9,550 SF
- Situated on 2.7 acres
- Ceiling Height- 22'

NEARBY RETAILERS



Marshalls





FOR LEASING INFORMATION, CONTACT:

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V E S T I A N

Bennett WILLIAMS
NEW JERSEY, LLC

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