



INDUSTRIAL PROPERTY FOR SALE/LEASE

56,000 SF on 8.19 Acres

302 Commerce Square Boulevard

Burlington, NJ 08016



PROPERTY DETAILS

SPACE

- 56,000 SF Warehouse Facility, divisible to 15,000 SF
- 8.19 Acres

OFFICE

- Build to Suit
- Built in 1969

PARKING

- 224 Surface Parking Spaces

STORAGE

- Additional Outdoor Storage

LOADING DOCKS

- Three (3) Loading Docks

DRIVE-IN

- Four (4) Drive-in Doors (8' x 10')

HEAT

- Gas-Fired Space Heaters

HVAC

- Fully Air-Conditioned

SPRINKLER

- 100% Wet Sprinkler System

ON-SITE TRANSFORMER

- Rated 300kVA
- Primary 13kV
- Secondary 480/277V

PUBLIC TRANSPORTATION

- Serviced by NJ Transit's River Line (Burlington South Light Rail Station)

POWER

- 800 Amps

ZONING

- I2 - Industrial Park District (City of Burlington)

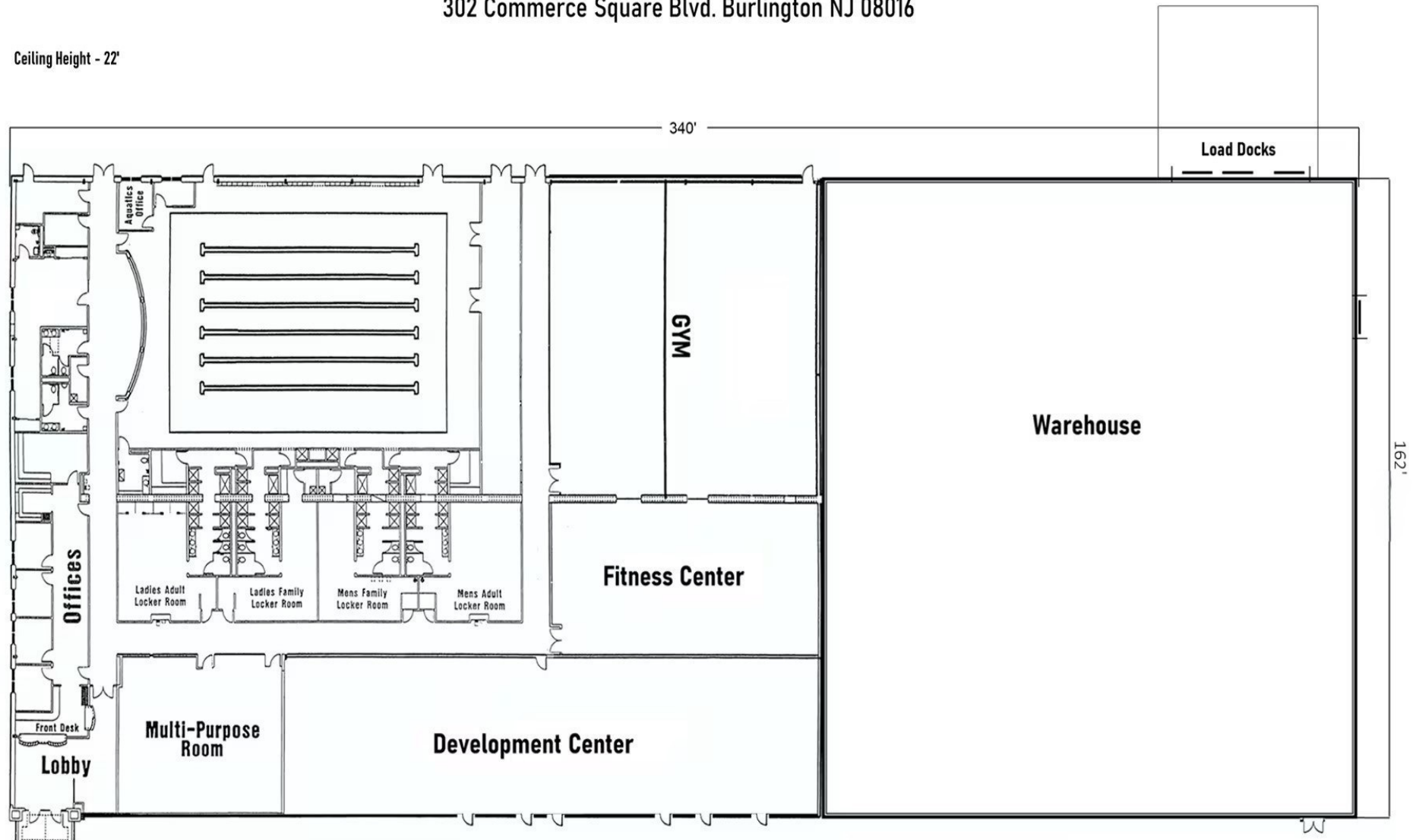
LOCATION

- Strategically located in Burlington, New Jersey, with direct access to U.S. Route 130 and close proximity to Interstate 295, Interstate 95, and the New Jersey Turnpike, providing excellent connectivity to the greater Philadelphia and Southern New Jersey markets. The property is situated within an established industrial corridor ideal for distribution, logistics, and warehouse users.

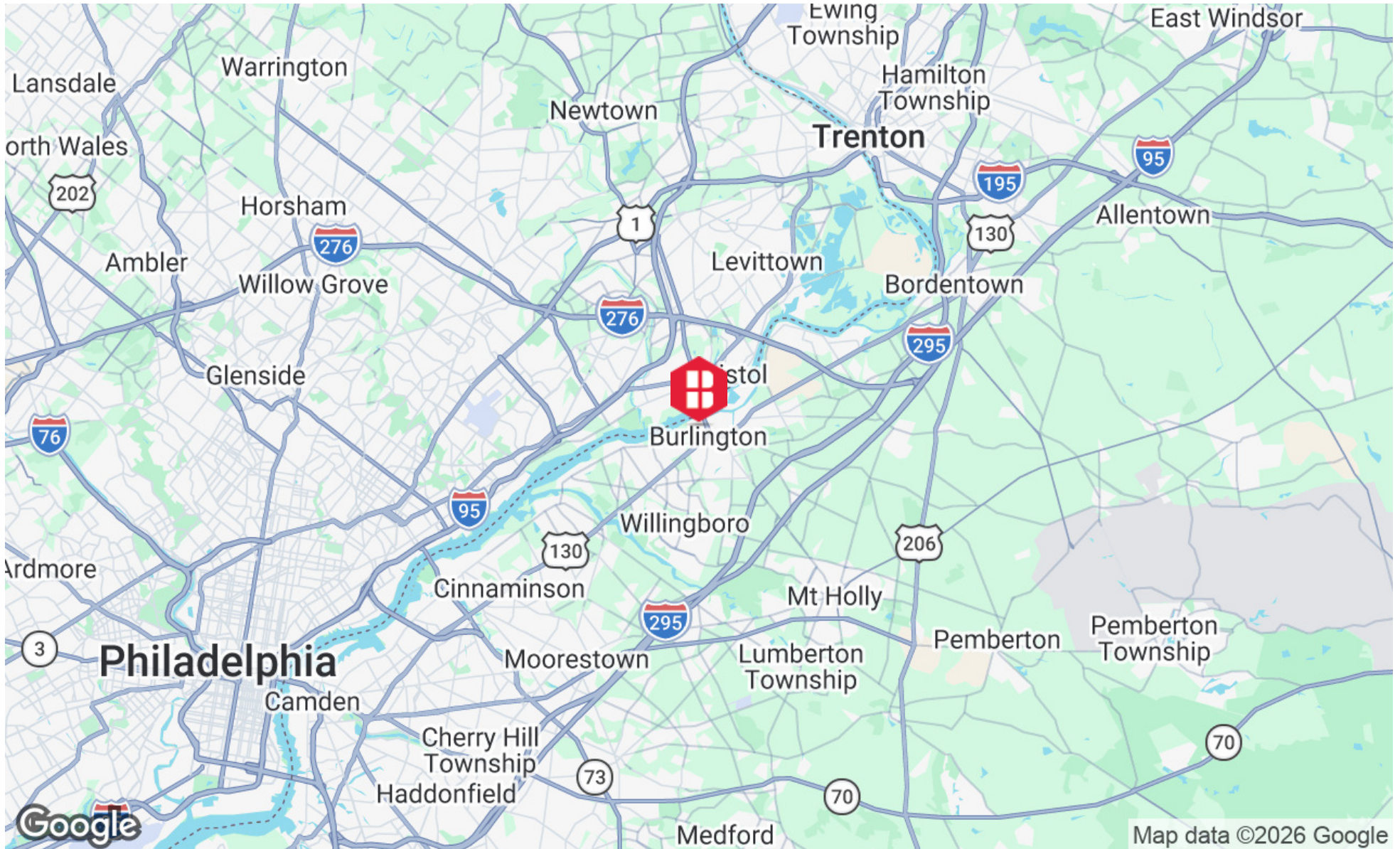
FLOOR PLANS

302 Commerce Square Blvd. Burlington NJ 08016

Ceiling Height - 22'



LOCATION MAP



PRIMARY CONTACTS



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