

# BURLINGTON INDUSTRIAL PARK

1651 RIVER ROAD  
BURLINGTON, NJ

**+192,402 SF AVAILABLE FOR SUBLEASE**  
**CLASS A WAREHOUSE FACILITY**

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## BUILDING SPECIFICATIONS

BUILDING SIZE	±192,402 SF
OFFICE AREA	±7,228 SF
COLUMN SPACING	48' x 52' (60' speed bay)
CLEAR HEIGHT	32'
LOADING DOCK DOORS	Thirty-Six (36)
DRIVE-IN DOORS	Two (2)

CAR PARKING SPACES	98
TRAILER PARKING SPACES	37
LIGHTING	LED
FIRE PROTECTION	ESFR
TERM	Through 2033



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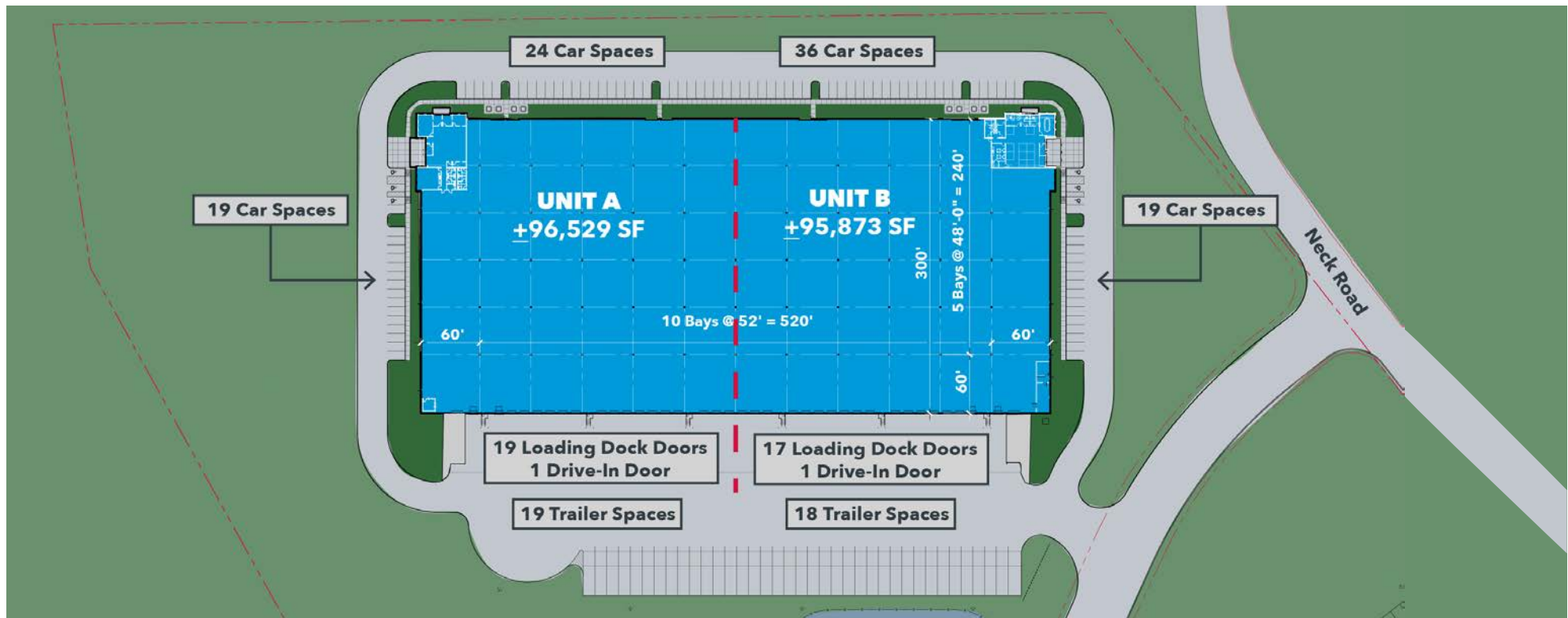
## BUILDING SPECIFICATIONS - DEMISED PLAN

### UNIT A

UNIT A SIZE	±96,529 SF
OFFICE AREA	±3,845 SF
COLUMN SPACING	48' x 52' (60' speed bay)
CLEAR HEIGHT	32'
LOADING DOCK DOORS	Nineteen (19)
DRIVE-IN DOORS	One (1) - 22' x 16'
CAR PARKING SPACES	43
TRAILER PARKING SPACES	19

### UNIT B

UNIT B SIZE	±95,873 SF
OFFICE AREA	±3,383 SF
COLUMN SPACING	48' x 52' (60' speed bay)
CLEAR HEIGHT	32'
LOADING DOCK DOORS	Seventeen (17)
DRIVE-IN DOORS	One (1) - 14' x 16'
CAR PARKING SPACES	55
TRAILER PARKING SPACES	18





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## ACCESSIBILITY



### KEY DISTANCES

- U.S. Route 130 - 0.7 miles
- NJ/PA Turnpike Connector (Exit 6A) - 3.0 miles
- I-295 (Exit 52) - 5.0 miles
- PA Turnpike - 5.5 miles
- NJ Turnpike (Exit 6) - 6.0 miles

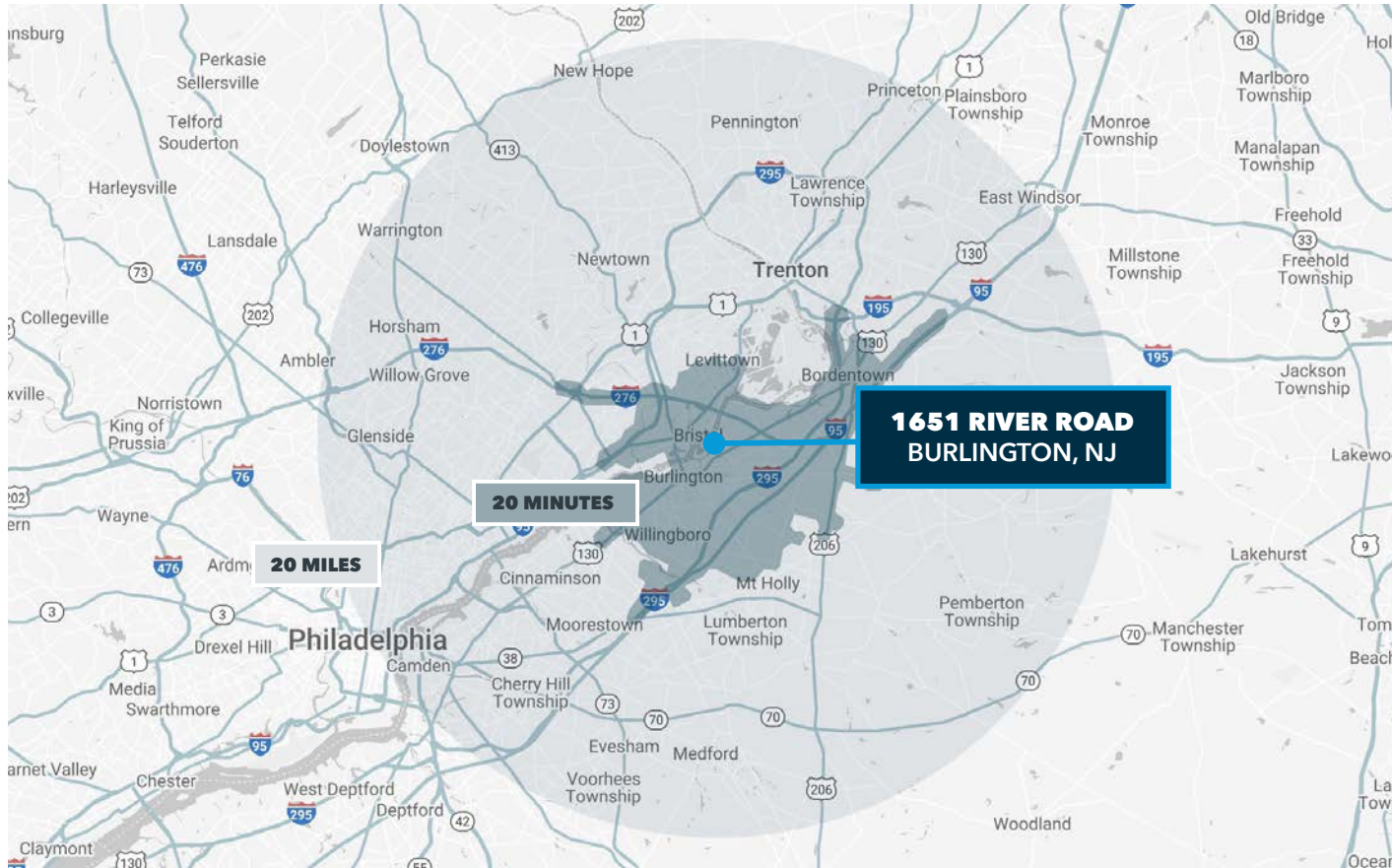


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## LOCATION & DEMOGRAPHICS



**1651 RIVER ROAD  
BURLINGTON, NJ**

**20 MINUTES**

**20 MILES**

### POPULATION



20 minutes	222,214
20 miles	2,826,966

### WORKFORCE



20 minutes	115,738
20 miles	1,389,226

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Same Day Delivery

	MILES
Center City Philadelphia	26
New York, NY	71
Baltimore, MD	126
Washington, D.C.	161
Boston, MA	284



Ports

Port of Philadelphia, Tioga	22
Port of Philadelphia, Packer Ave	32
Port of Newark - Elizabeth	62
Port of Wilmington	63
Port of Baltimore	126



Airports

Philadelphia Intl.	38
Newark Liberty Intl.	60
Baltimore Washington Intl.	133



Parcel

UPS Freight, Bensalem, PA	10
FedEx Ground, Philadelphia, PA	16
UPS Freight, Pennsauken, NJ	16
FedEx Ground, Barrington, NJ	23
UPS Distribution Center, Philadelphia, PA	39
UPS Supply Chain, Pedricktown, NJ	47



Intermodal

NS Intermodal, Langhorne, PA	17
CSX Intermodal, Philadelphia, PA	31