

# BURLINGTON INDUSTRIAL PARK

1651 RIVER ROAD  
BURLINGTON, NJ



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

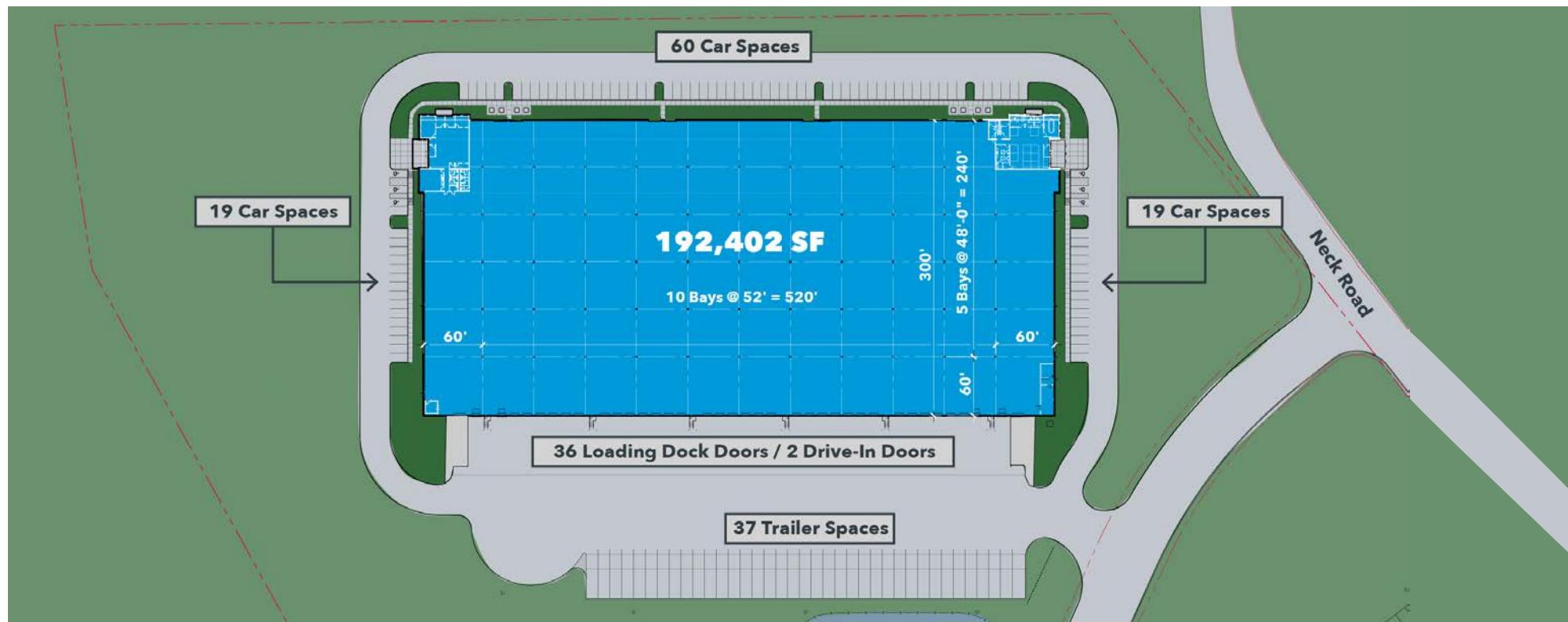
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## BUILDING SPECIFICATIONS

|                    |                           |                        |              |
|--------------------|---------------------------|------------------------|--------------|
| BUILDING SIZE      | ±192,402 SF               | CAR PARKING SPACES     | 98           |
| OFFICE AREA        | ±7,228 SF                 | TRAILER PARKING SPACES | 37           |
| COLUMN SPACING     | 48' x 52' (60' speed bay) | LIGHTING               | LED          |
| CLEAR HEIGHT       | 32'                       | FIRE PROTECTION        | ESFR         |
| LOADING DOCK DOORS | Thirty-Six (36)           | TERM                   | Through 2033 |
| DRIVE-IN DOORS     | Two (2)                   |                        |              |



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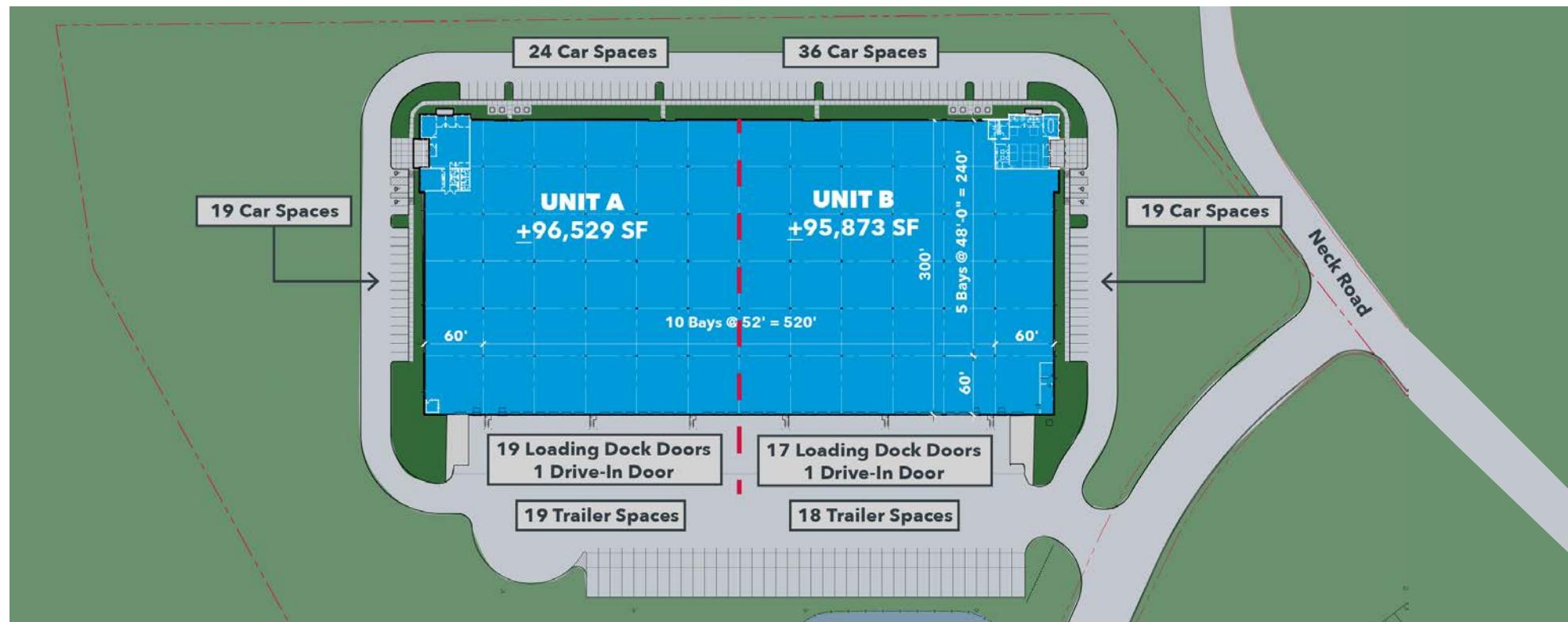
## BUILDING SPECIFICATIONS - DEMISED PLAN

### 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



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## LOCATION & DEMOGRAPHICS



### POPULATION



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

### WORKFORCE



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

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|   | MILES |
|---|-------|
| Center City Philadelphia                  | 26    |
| New York, NY                              | 71    |
| Baltimore, MD                             | 126   |
| Washington, D.C.                          | 161   |
| Boston, MA                                | 284   |
| <br><b>Same Day Delivery</b>              |       |
| Port of Philadelphia, Tioga               | 22    |
| Port of Philadelphia, Packer Ave          | 32    |
| Port of Newark - Elizabeth                | 62    |
| Port of Wilmington                        | 63    |
| Port of Baltimore                         | 126   |
| <br><b>Ports</b>                          |       |
| Philadelphia Intl.                        | 38    |
| Newark Liberty Intl.                      | 60    |
| Baltimore Washington Intl.                | 133   |
| <br><b>Airports</b>                       |       |
| 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    |
| <br><b>Parcel</b>                         |       |
| NS Intermodal, Langhorne, PA              | 17    |
| CSX Intermodal, Philadelphia, PA          | 31    |
| <br><b>Intermodal</b>                     |       |