

# 1414 ROUTE 130

Burlington, NJ 08016



FOR SALE OR LEASE



OFFICE/WAREHOUSE



5,457 +/- RSF



## PROPERTY DESCRIPTION

5,457 +/- RSF two-story office building with outdoor storage available for sale or lease

## PROPERTY HIGHLIGHTS

- Suite 1 - 1st Floor: 3,902 +/- RSF includes reception, offices, conference room, kitchenette, (2) warehouse bays with 12' drive-in doors. AVAILABLE
- Suite 2 - 2nd Floor: 1,555 +/- RSF includes offices, conference room, storage. LEASED
- Outdoor Storage: Fenced-in outdoor storage of 6,379 +/- SF; includes 16'x42' covered area with paved curtain. AVAILABLE - LEASE RATE NEGOTIABLE

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,889	19,220	47,762
Total Population	5,535	49,494	125,816
Average HH Income	\$144,678	\$109,817	\$110,510

## LOCATION

- Conveniently accessible from I-295, NJ Turnpike & PA Turnpike Extension
- Easy access to Burlington-Bristol, Tacony-Palmyra & Betsy Ross Bridges

**SALE PRICE:** Call for Information

**LEASE RATE:** \$17.00 PSF NNN

## FOR MORE INFORMATION

**Julie Kronfeld**

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**Rebecca Ting, SIOR**

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# NAIMertz



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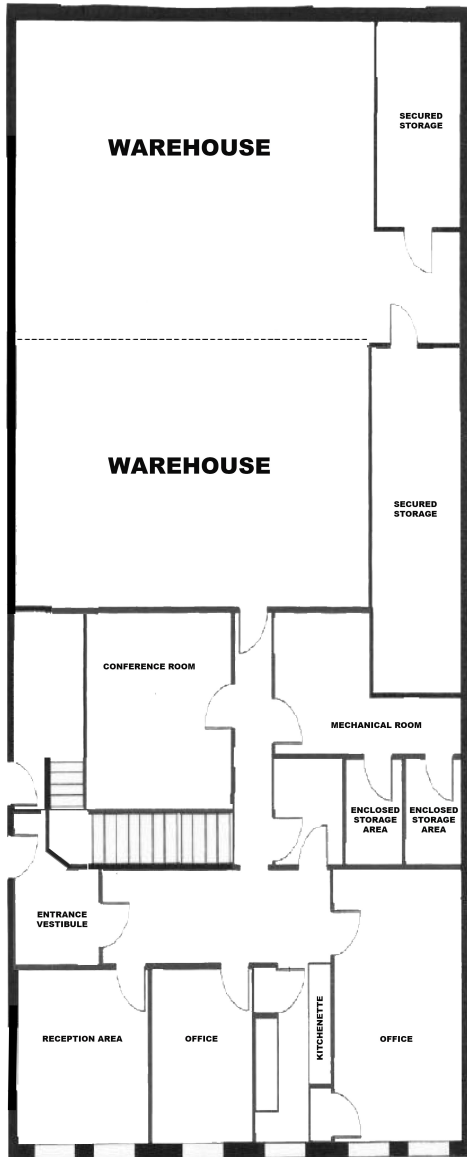


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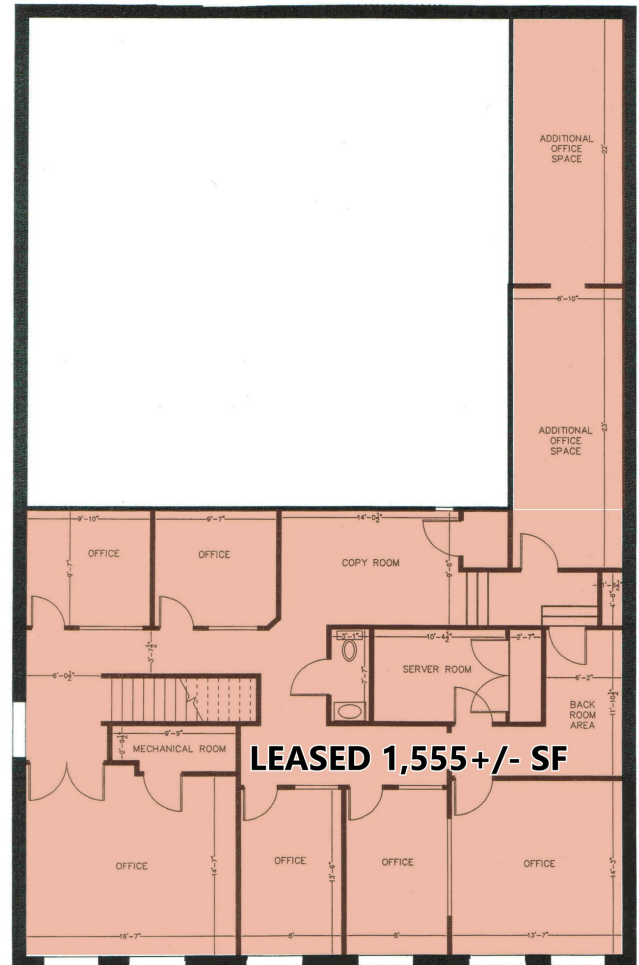


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## ENTIRE FIRST FLOOR AVAILABLE



## FIRST FLOOR



## SECOND FLOOR

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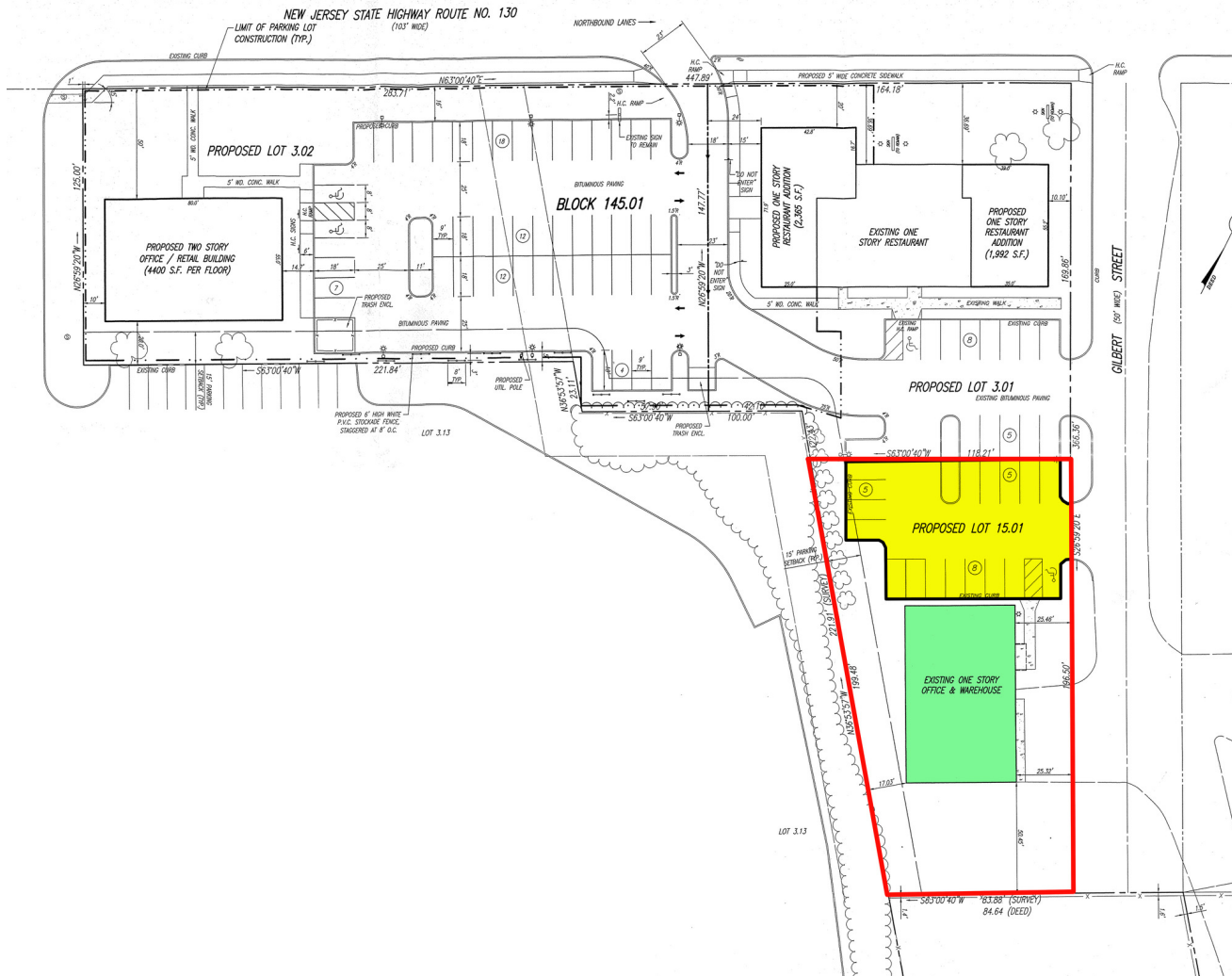
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## SITE PLAN

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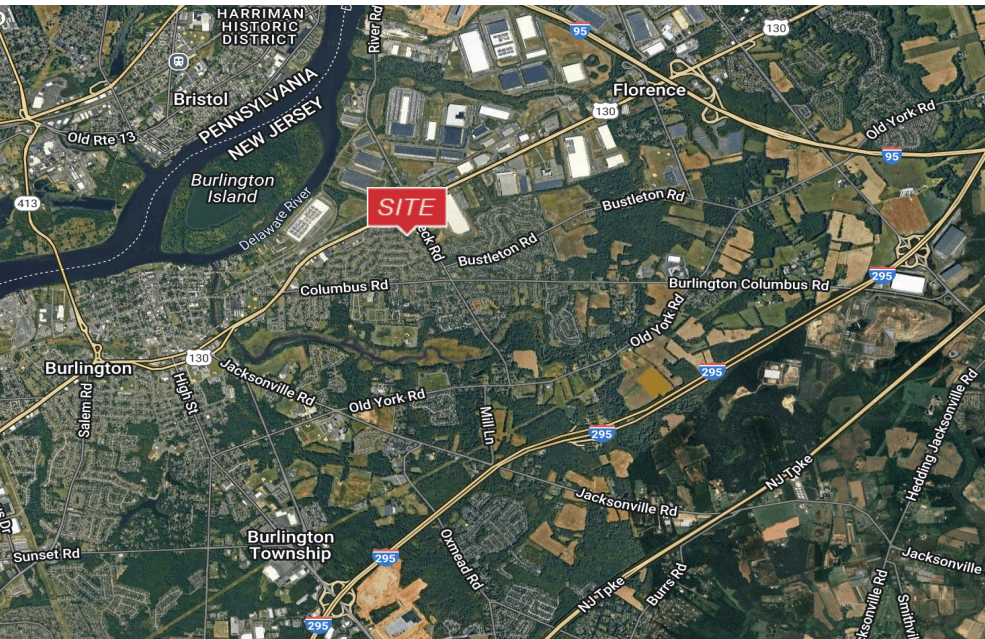
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