

CROW HOLDINGS AT EXIT 6A

1804 RIVER ROAD | BURLINGTON, NJ



155,738 SF JUST LEASED! | 138,438 SF AVAILABLE FOR LEASE



DELIVERY
Q2 2025



CLOSE PROXIMITY
TO NJ & PA TURNPIKES



ABUNDANT
LABOR



IDEAL LAST MILE
LOCATION

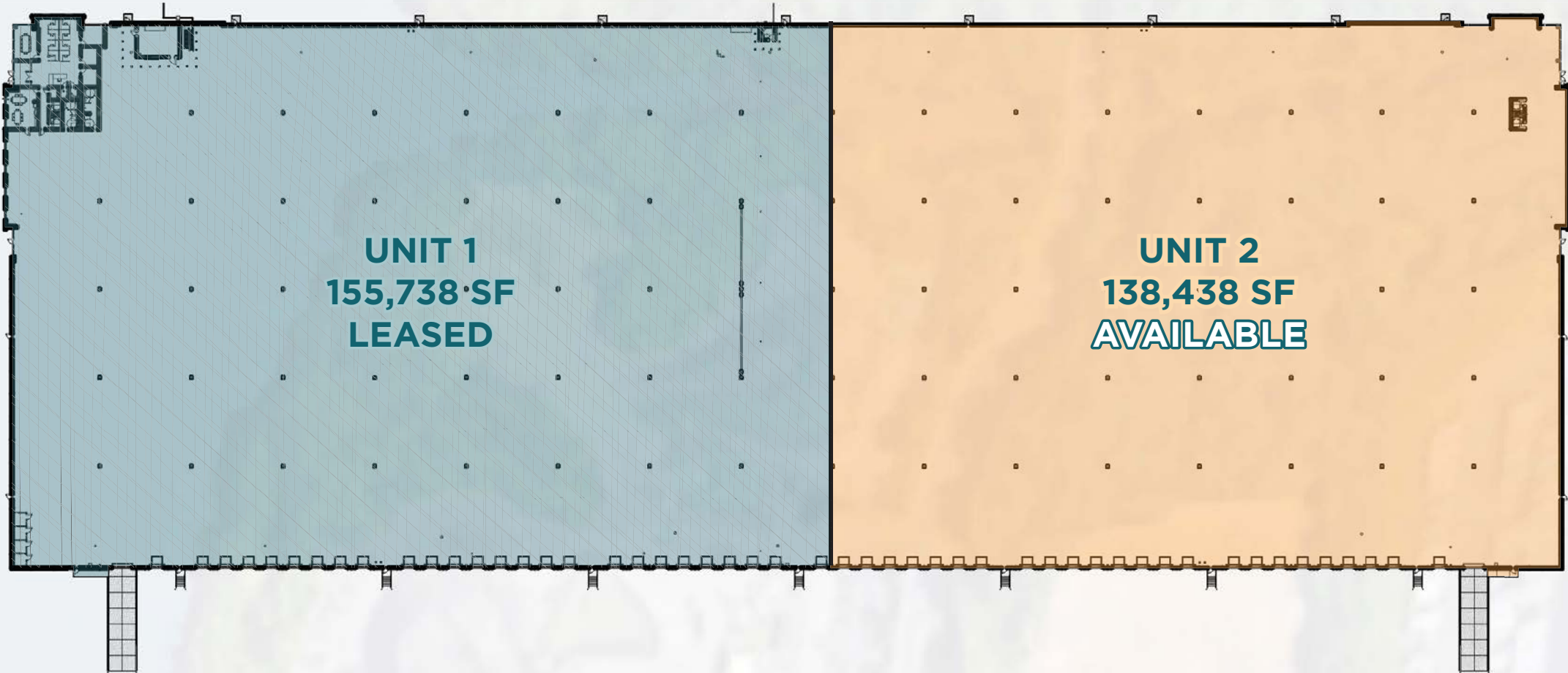
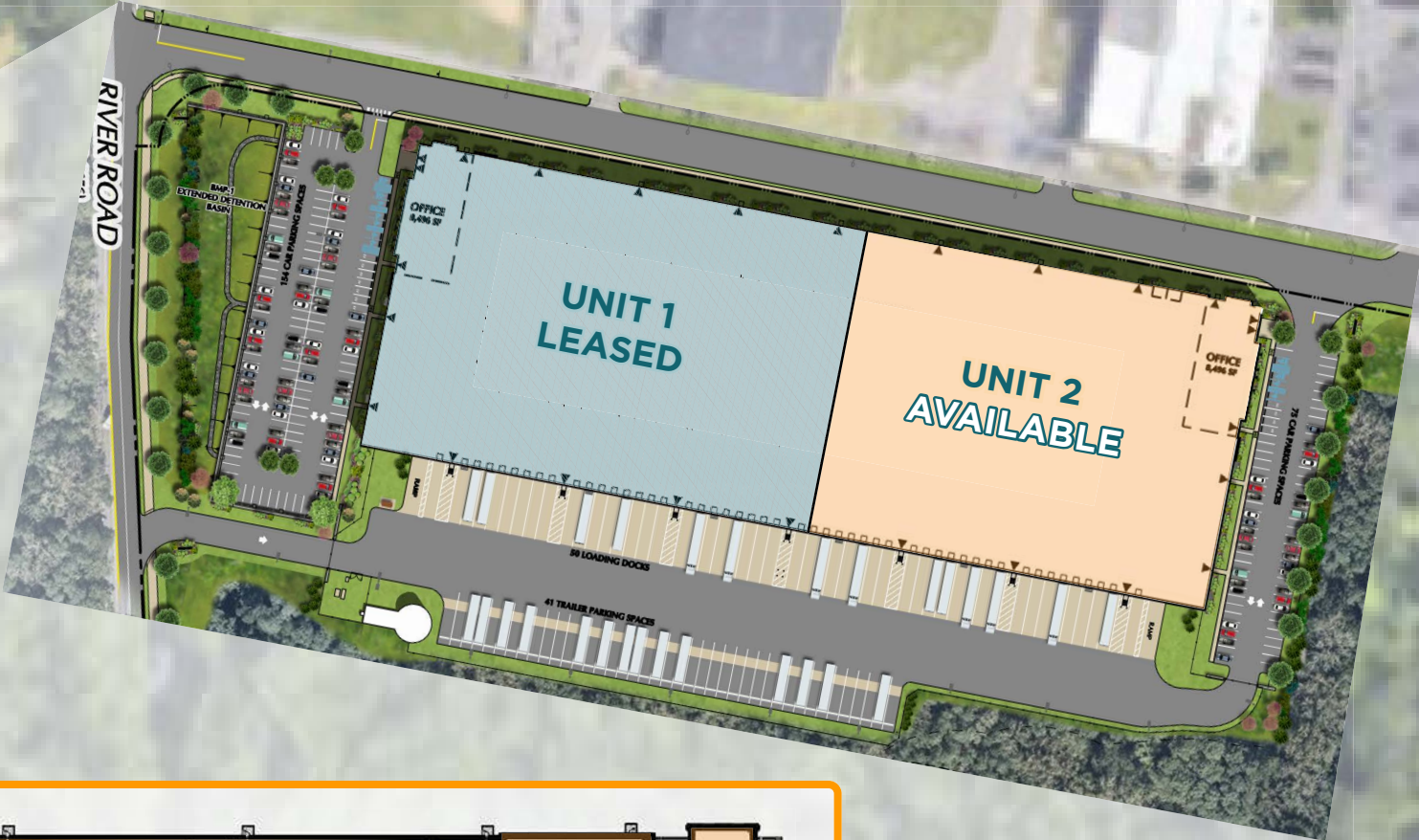
CROW HOLDINGS
DEVELOPMENT

CUSHMAN &
WAKEFIELD

NAMertz

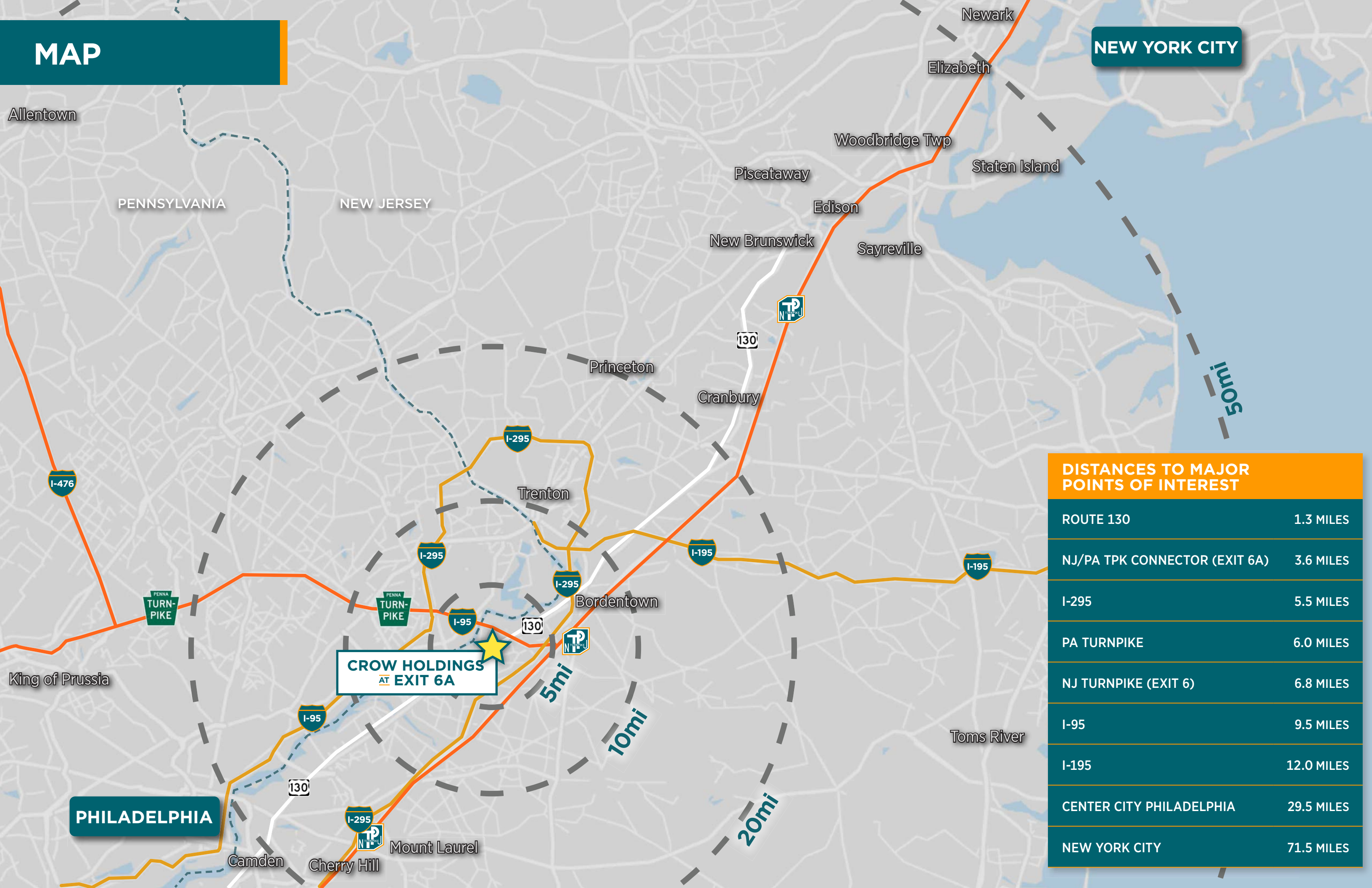
SITE PLAN

DELAWARE RIVER



UNIT 2 SPECIFICATIONS	
UNIT SF:	138,438 SF
CLEAR HEIGHT:	36' Clear
CAR PARKING:	75
TRAILER PARKING:	19
DOCK DOORS:	24
DRIVE-INS:	1
TYPICAL BAY SIZE:	52'2"X54'
SPEED BAY SIZE:	54'X60'

MAP



NEW YORK CITY

DISTANCES TO MAJOR
POINTS OF INTEREST

ROUTE 130	1.3 MILES
NJ/PA TPK CONNECTOR (EXIT 6A)	3.6 MILES
I-295	5.5 MILES
PA TURNPIKE	6.0 MILES
NJ TURNPIKE (EXIT 6)	6.8 MILES
I-95	9.5 MILES
I-195	12.0 MILES
CENTER CITY PHILADELPHIA	29.5 MILES
NEW YORK CITY	71.5 MILES

AERIAL

Easy Access
to Multiple
Major Highways

PORTS & AIRPORTS

Within ONE HOUR drivetime



KEYSTONE INDUSTRIAL
PORT COMPLEX

16 mi | 27 min



PORT OF CAMDEN
BALZANO TERMINAL

22 mi | 42 min



PORT OF PHILADELPHIA
TIOGA TERMINAL

26 mi | 33 min



PORT OF PHILADELPHIA
PACKER AVENUE TERMINAL

32 mi | 41 min



PHILADELPHIA
INTERNATIONAL AIRPORT

37 mi | 42 min



NEWARK LIBERTY
INTERNATIONAL AIRPORT

59 mi | 55 min



PORT OF NEW YORK/NEW JERSEY
ELIZABETH, NJ

64 mi | 63 min

CROW HOLDINGS
AT EXIT 6A





Crow Holdings at 6A will earn LEED Certification as a result of a commitment to green building and sustainability design strategies including:

- Designed optimized energy performance
- Responsible sourcing of materials
- Low emitting materials and enhanced indoor air quality strategies

LEED certification is the recognized standard for green buildings and can be a cornerstone of Environmental, Social and Governance (ESG) initiatives. For tenants, making a home for your business in a LEED certified building demonstrates that a commitment to sustainability is foundational to your organization's principles.



For more information, please contact:

JULES J. NISSIM

Vice Chairman

+1 201 460 3384

jules.nissim@cushwake.com

SCOTT MERTZ, SIOR

President

+1 856 802 6529

scott.mertz@naimertz.com

CLARK MACHEMER

Crow Holdings Development

Senior Managing Director

KIMBERLY BACH

Senior Director

+1 732 403 7714

kimberly.bach@cushwake.com



CROW HOLDINGS

DEVELOPMENT



Cushman & Wakefield of New Jersey, LLC

Licensed Real Estate Broker

One Meadowlands Plaza, East Rutherford, NJ 07073

Phone: +1 201 935 4000 | cushmanwakefield.com

Cushman & Wakefield copyright 2020. The depiction in the included photograph of any person, entity, sign, logo or property, other than Cushman & Wakefield's client and the property offered by Cushman & Wakefield, is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and Cushman & Wakefield or its client. This shall not be deemed an offer to lease, sublease, or sell such property; and, in the event of any transaction for such property, no commission shall be earned by or payable to any cooperating broker except if otherwise provided pursuant to the express terms, rates and conditions of Cushman & Wakefield's agreement with its principal, if, as and when such commission (if any) is actually received from such principal. (Inquire for rates and additional conditions)