



# 1922 River Road Burlington NJ

6 Acres & 6000 SQFT 4-bay Facility.

## Available for Lease

### Class A ISF/IOS



**ACTION COMMERCIAL**  
GROUP

# Property Features

## Land Area

- ± 6 Acres
- Graveled lot
- Dolly Pad
- Fenced and Secured

## Facility

- Total SQFT +/-6000
- Office SQFT +/- 1200
- 4 Drive-in Doors (rear) - 14' Door Height
- 2 Drive-in Doors (front) -14' Door Height
- +/- 15' Clear height
- 225 amps, 100/240 Volt single phase
- CMU construction circa 1981
- Taxes: \$22,367(2023)

## Uses

- Truck Repair
- Fleet Service
- Equipment Rental

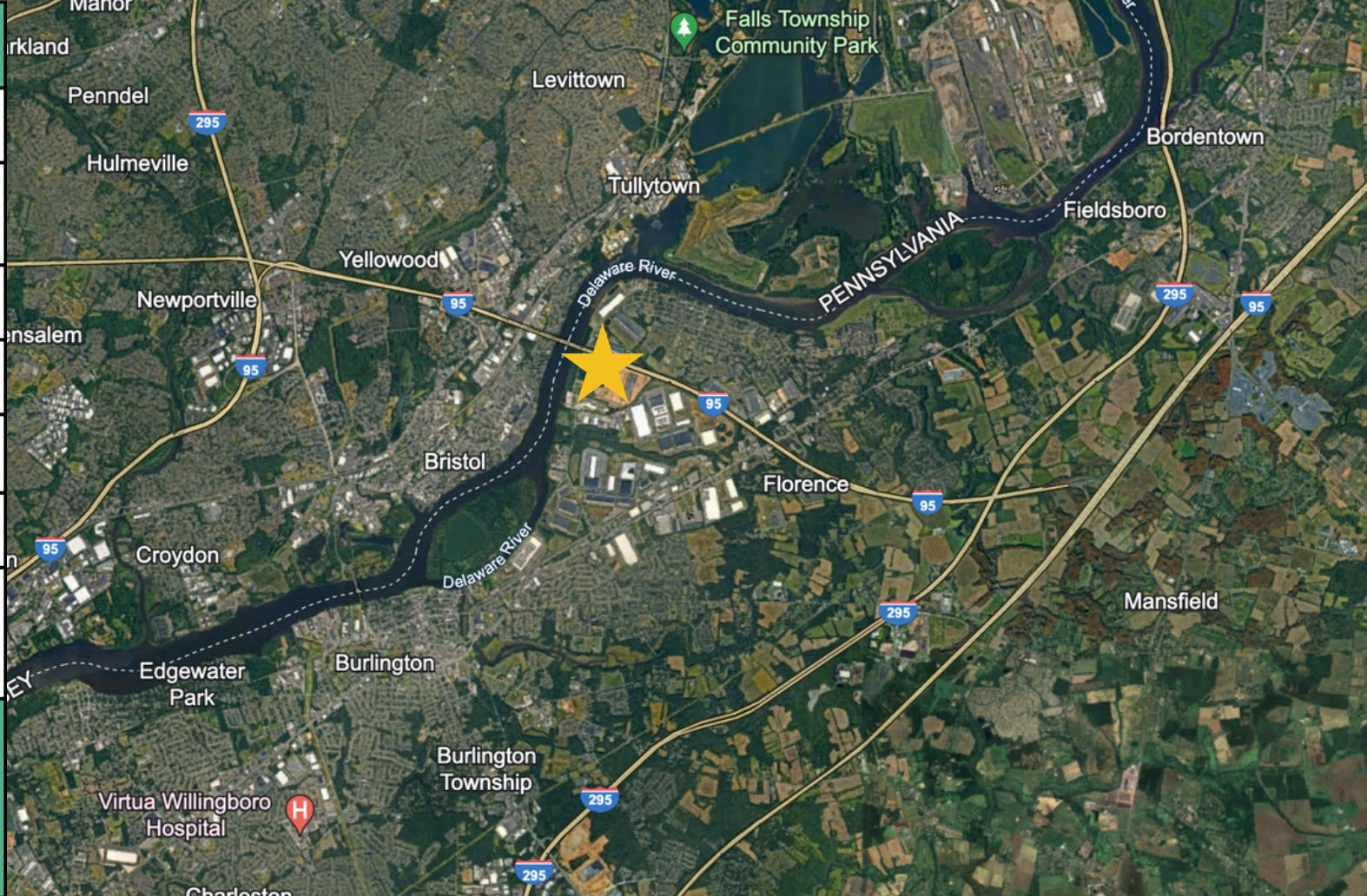


**ACTION COMMERCIAL**  
GROUP

ADAM DEEVES  
[ADAM@ACTIONCRE.COM](mailto:ADAM@ACTIONCRE.COM)  
(267) 621-0705

# Property Location

| <b><u>DISTANCE TO:</u></b>  |                |
|-----------------------------|----------------|
| <b>US Route 130</b>         | <b>2.3 mi</b>  |
| <b>PA/NJ TPK Connector</b>  | <b>3.5 mi</b>  |
| <b>I295 (Exit 52)</b>       | <b>5.2 mi</b>  |
| <b>NJ Turnpike (Exit 6)</b> | <b>7.0 mi</b>  |
| <b>I-95</b>                 | <b>10 mi</b>   |
| <b>Philadelphia</b>         | <b>21.0 mi</b> |
| <b>Newark</b>               | <b>57.3 mi</b> |





## Location Highlights:

- Burlington NJ is home to 73MM SQFT of Industrial Property
- Nearly 22MM SQFT located within +/- 2 mi of 1922 River Rd



