



FOR LEASE
±477,736 SF

CLASS A INDUSTRIAL BUILDING

1620 RIVER ROAD
BURLINGTON, NEW JERSEY



BURLINGTON
INDUSTRIAL PARK
BUILDING 2

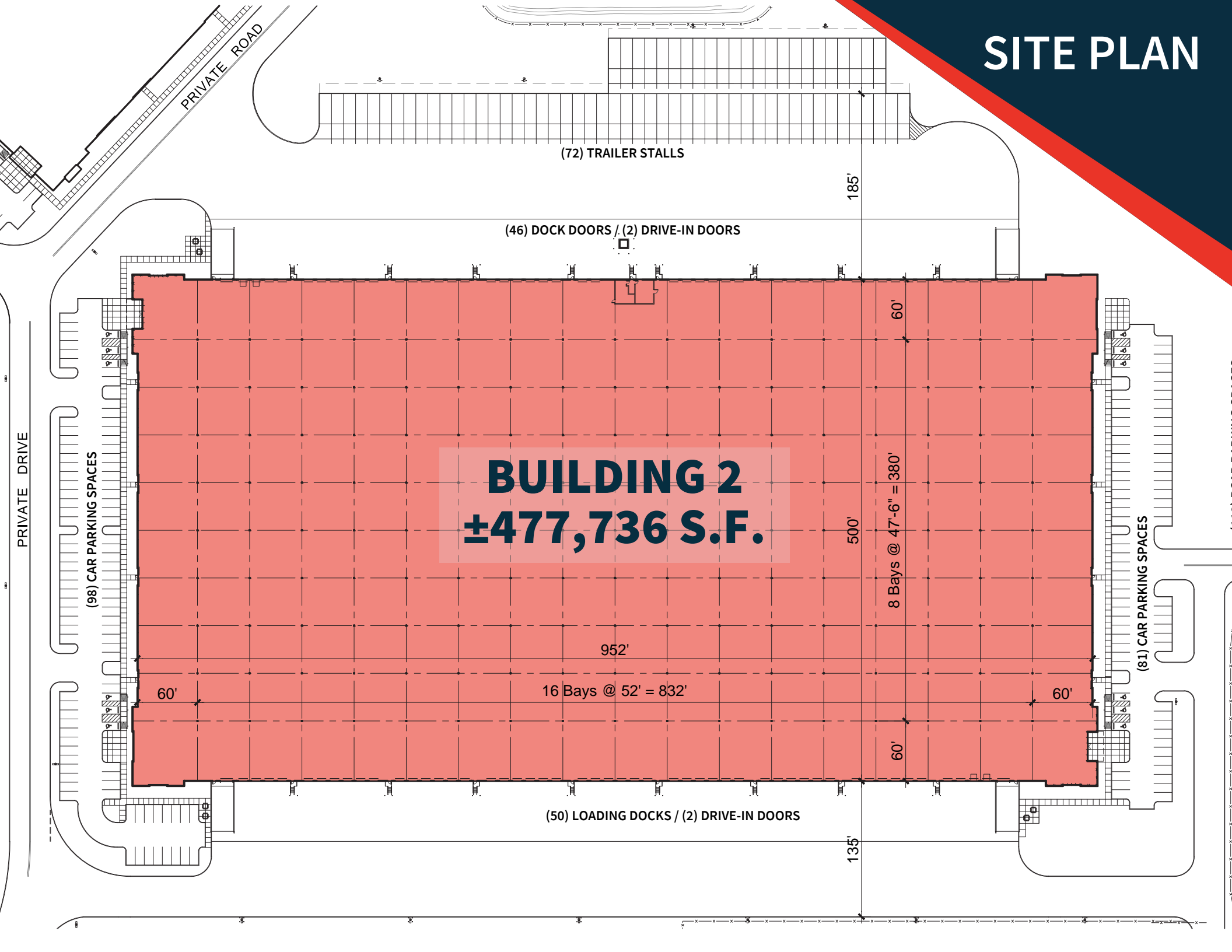
SPECIFICATIONS



BUILDING 2

- ±477,736 square feet
- 952' x 500' building dimensions
- 5,000 square feet of office
- 36' minimum clear height (measured at underside of steel joist at first column line from loading walls)
- 96 (9'x10') dock doors in a cross-dock format
- 4 (12'x14') drive-in doors on grade
- 72 trailer spaces
- 179 car parking spaces
- Standard column spacing of 52' x 47'-6" with 60' speed bays
- 7" thick, 4000 PSI non-reinforced concrete slab on grade
- LED light fixtures
- ESFR sprinkler system
- Roof mounted, gas-fired, Cambridge heating units
- 1,500 amp 277/480 v, 3-phase service
- Circulating design with ability to secure

SITE PLAN



BUILDING 2
±477,736 S.F.

(46) DOCK DOORS / (2) DRIVE-IN DOORS

(50) LOADING DOCKS / (2) DRIVE-IN DOORS

(98) CAR PARKING SPACES

(81) CAR PARKING SPACES

(72) TRAILER STALLS

PRIVATE ROAD

PRIVATE DRIVE



TOTAL LABOR FORCE

306,867

7.0% of the state's total
labor force



UNEMPLOYMENT RATE

4.9%

vs 5.0% state wide



TRANSPORTATION/ WAREHOUSE EMPLOYEES

21,591

7.2% of the state's
Transportation/Warehouse workforce



TOTAL POPULATION

667,667

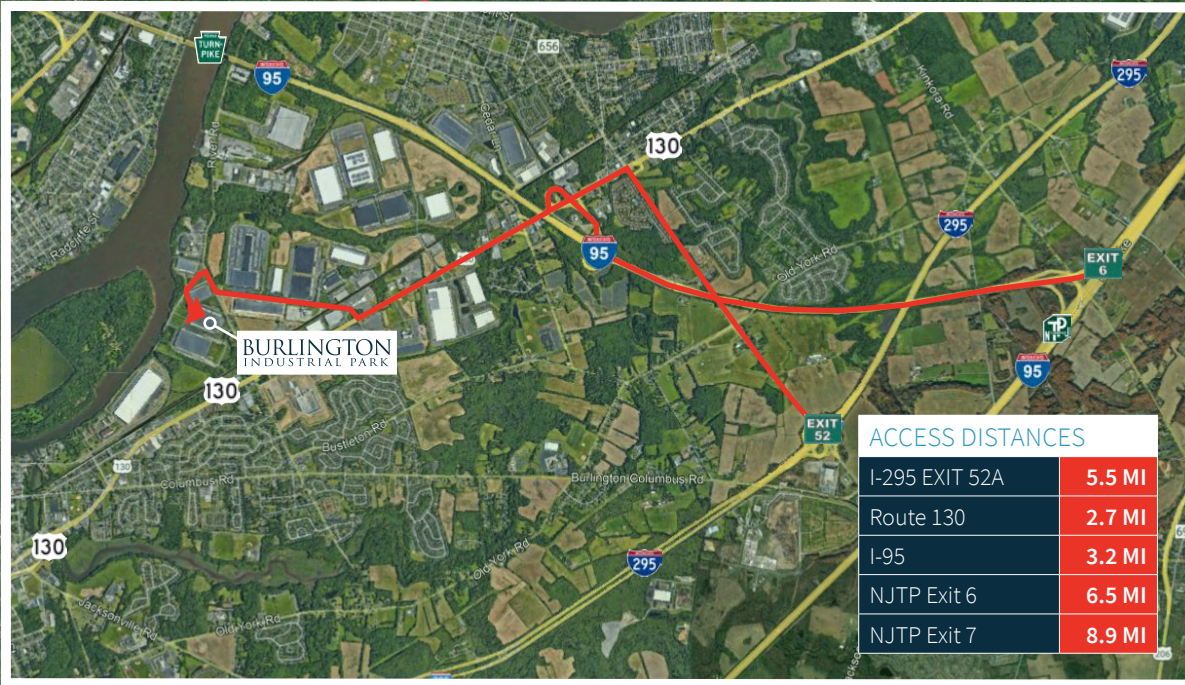
7.5% of the state's total population

PROJECT HIGHLIGHTS

- Immediate Access to Route 130, Interstate 295 and the New Jersey & Pennsylvania Turnpikes.
- Local/dense availability of labor.
- Best in class project design features.
- Institutional ownership with long-term commitment to Central New Jersey.

*2022 STATS WITHIN A
10 MILE RADIUS

LOCATION ACCESS





1900 RIVER ROAD



AMAZON



HD SUPPLY



EXIT 6A



HD SUPPLY



BURLINGTON INDUSTRIAL PARK BUILDING 2



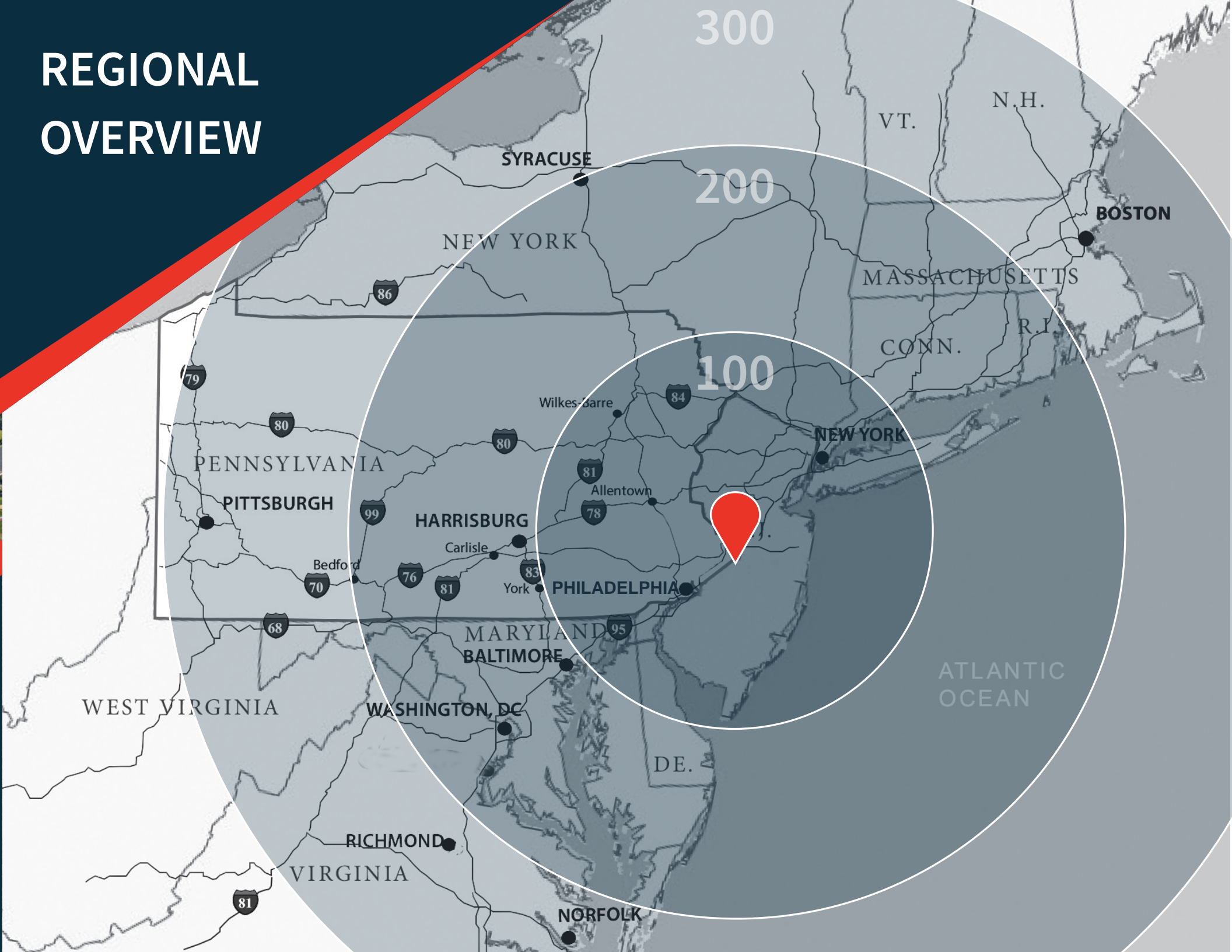
AMAZON

130



CORPORATE NEIGHBORS

REGIONAL OVERVIEW



BURLINGTON INDUSTRIAL PARK

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