

1 Ironside Ct Willingboro, NJ 08010

+/-53,907 SF On +/-9 AC Industrial Facility (Schedule Of Heavy Machinery Available For Sale)

Marcus & Millichap

FOR SALE



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1 Ironside Ct

Willingboro, NJ, 08010

\$

Listing Price

Request for Offer

Type

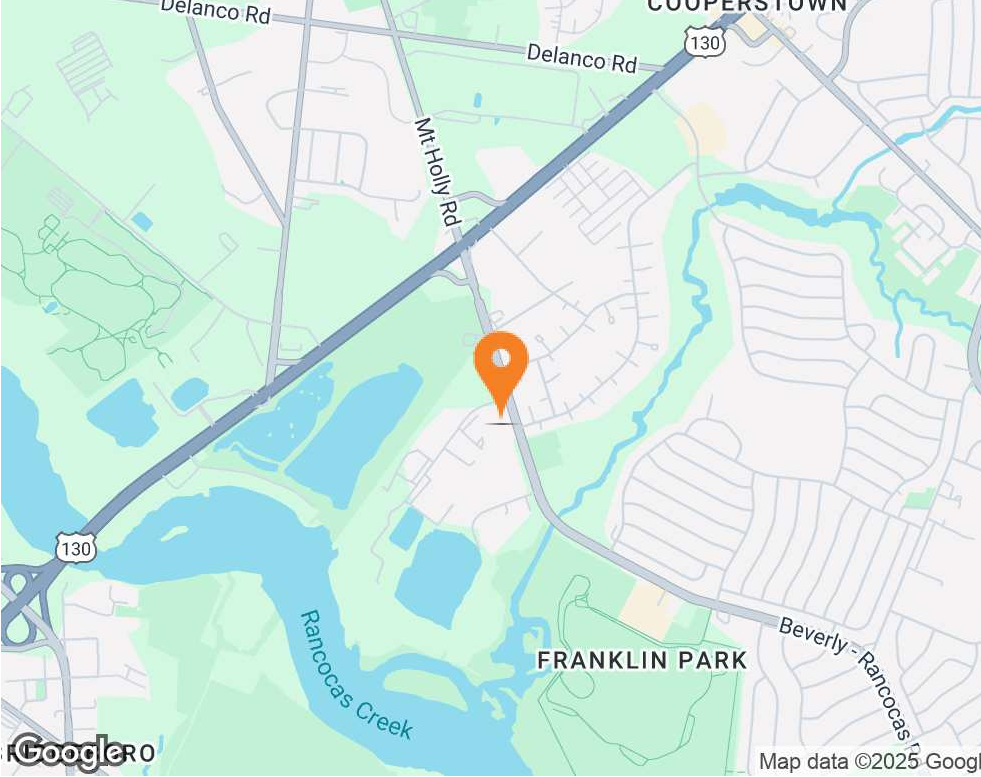
Multi Industrial Facility

Building & Land

+/-53,907 SF on 5.52 AC with
3.48 AC Additional Land

FINANCIAL	
Listing Price:	Request for Offer
Down Payment:	35%
In-Place Average Rent:	\$6.18 PSF N
Proforma Rent:	\$11.25 PSF NNN
In-Place NOI:	\$332,935
Proform NOI:	\$589,276
Occupancy	52%
**** Schedule of Heavy Equipment available for sale****	

PROPERTY	
Square Feet	+/-53,907 SF
Office Percentage	5%
Lot Size	+/-9 Acres (392,040 SF)
Year Built/Renovated	1969/1998





PROPERTY DESCRIPTION

The Geller Group of Marcus & Millichap Real Estate Investment Services has been exclusively retained by the seller to present the opportunity to acquire 1 Ironside Court (The Subject Property) to qualified investors. The +/-53,907 SF industrial building set on +/-9 AC is in Willingboro, New Jersey's Burlington submarket. The Portfolio is 52% occupied and leased to 2 tenants with a lease term remaining of 1.1 and 4.5 years respectively.

The improving Burlington submarket is experiencing 8.1% vacancy for industrial product with 1.9 million SF under construction currently. This represents a 40% decline YOY which should contribute to continued lower vacancy rates as industrial leasing takes place.

The Property's location falls between County Rd 130 (Burlington Pike), 7, 206, Hwy 70, 73 & 38, as well as, the North/South Interstate I-295 & I-95 and I-195 interchange. Its location provides immediate access to the Philadelphia area population as well as national connectivity through I-95. The Burlington submarket provides a deep and diverse set of labor supporting the multiple industries in the area.

This highly functional industrial building set on +/-5.52 AC with ample outdoor parking & storage includes multiple warehouse spaces comprised on average of +/-23,420 SF (section 1) and +/-27,880 SF (section 2). The buildings amenities include 2 (1) Ton cranes, 13.5'-22.2' foot clear heights, 11 loading dock's, 2 Drive-in's, multiple demised warehouse spaces, bathrooms and offices for multiple tenants. An additional +/-3.48 AC of land is available for future expansion and development.

The property's location allows employees immediate access to many amenities, retail and restaurant options, and ease of access from anywhere in the Willingboro, NJ MSA.

SITE DESCRIPTION		
Assessors Parcel Number	38 00013-0000-00008-08 38-00013-0000-00008-05	
Zoning	I-1	
Year Built/Renovated	1998	
Lot	+/-5.52 AC Building Plus +/-3.48 AC Additional Land	
Intersection/Cross Street	Beverly Rd & Industrial Dr & Ironside Ct	
CONSTRUCTION		
Framing	Steel	
Exterior	Metal, Block, Brick	
Parking	+/- 94 spaces	
Roof	TBD	
Floor Plate	+/- 53,907	
Floor Support	TBD	
Load Factor	TBD	
Clear Height	22'2"	
Column Spacing	26'w x 58'd	
Dock Doors	11 LD	
Drains	Floor	
Grade Level Doors	1	
Amenities	2 (1) TOn Crnaes	
Space Breakdown	Varies	
Rail Access	No	
Power	225- 2,000a/120 - 440v 3p Heavy	

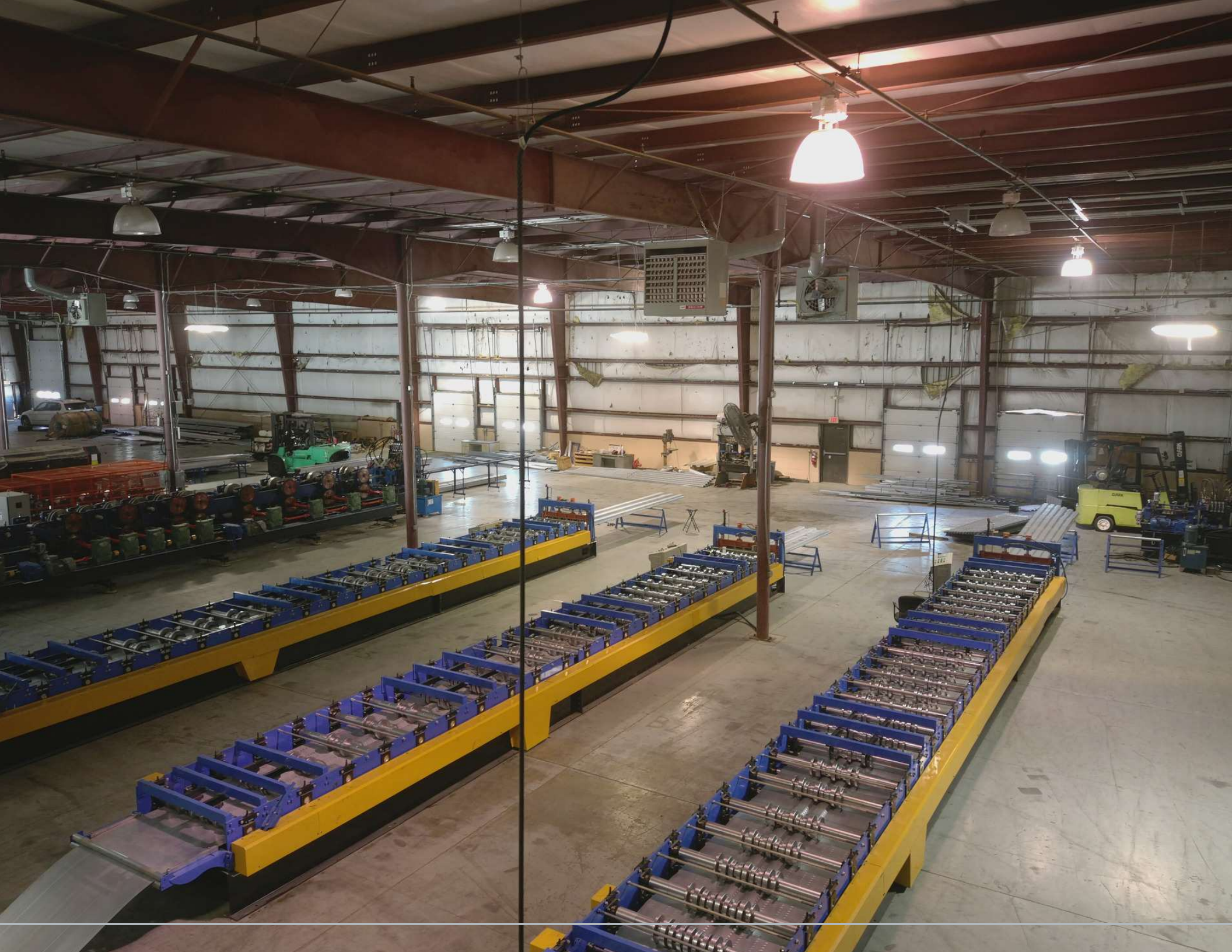
PARKING		
Number of Parking Spaces		+/- 94 spaces
Truck Parking		TBD
Parking Ratio		1.74:1,000 SF
MECHANICAL		
HVAC		TBD
Elevators		Yes
Spinklers		Wet
Percent with AC		TBD
UTILITIES		
Electric		Municipal
Sewer		Municipal
Water		Municipal
Local Phone		TBD
MISC		
Opportunity Zone		TBD
Flood	B and X Area of Moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods	
Environmental		TBD
Redevelopment		TBD







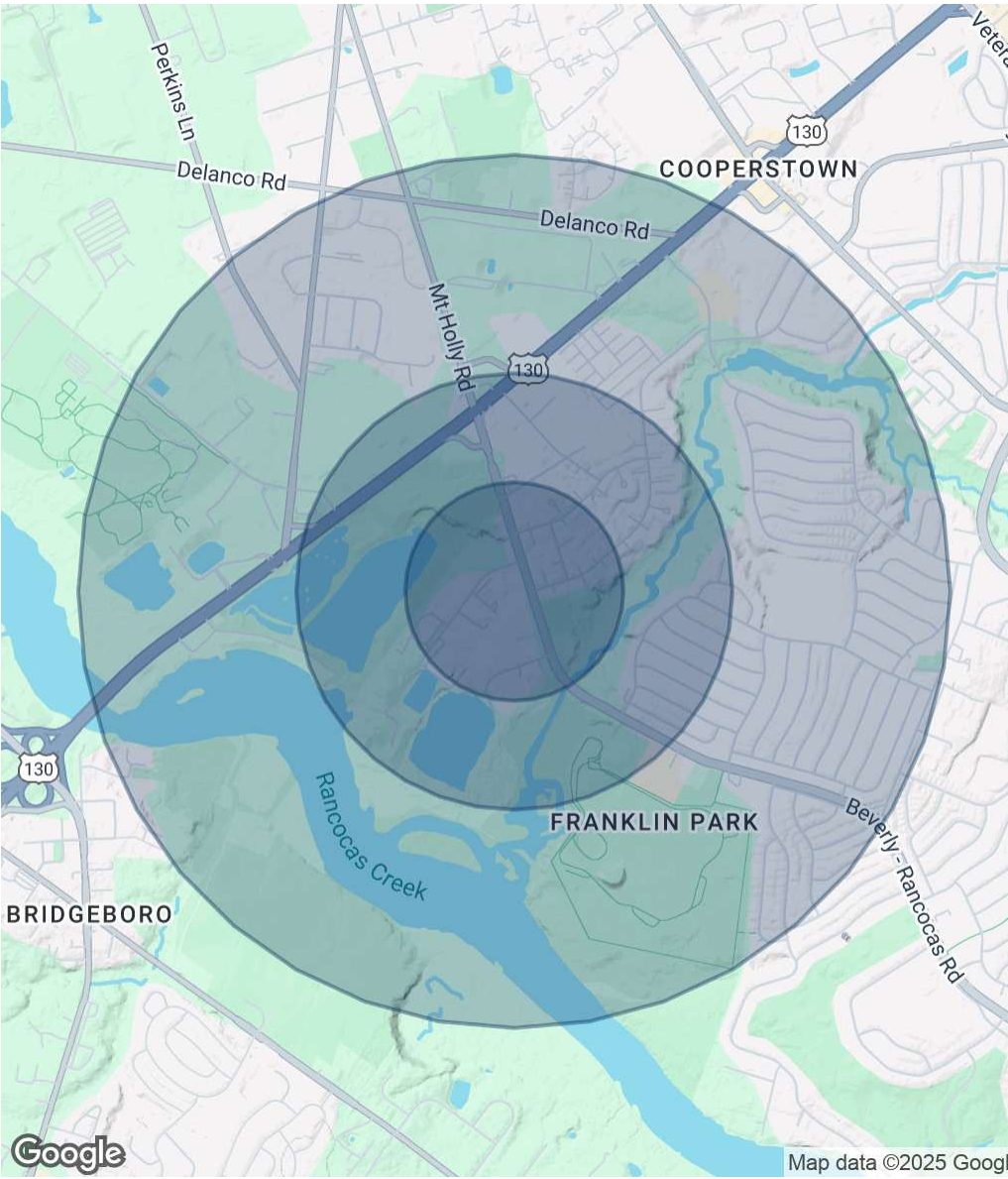




POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	644	2,575	8,047
Average Age	35.8	35.5	40.5
Average Age (Male)	31.8	32.0	35.6
Average Age (Female)	37.3	37.4	42.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	297	1,111	3,351
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$76,210	\$75,790	\$78,751
Average House Value	\$131,003	\$138,891	\$156,953

2020 American Community Survey (ACS)



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