

FOR LEASE

12,200 SF
WAREHOUSE ON 2
ACRES OF INDUSTRIAL
OUTDOOR STORAGE
SPACE FOR LEASE



111 CONNECTICUT DRIVE • BURLINGTON, NJ • 08016



SITE OVERVIEW

2 ACRES

**2,700
OFFICE SF**

**9,500 SF
WAREHOUSE**

**(7) 14'X14'
DRIVE-IN DOORS**

PROPERTY OVERVIEW

Property Summary

Property Specifications

BUILDING SIZE	12,200 SF
YEAR BUILT	1985
STORIES	1
OFFICE SIZE	2,700 SF
WAREHOUSE SIZE	9,500 SF
CONSTRUCTION	N/A
CEILING HEIGHT	18'5" (16'2" clear)
COLUMN SPACING	N/A
LAND SIZE	3.12 acres
LOADING	7 - 14' x 14' Drive In Doors
HVAC	Boiler/baseboard heating, ceiling space heaters, split systems
LIGHTING	Exterior light poles
BUILDING POWER	800 amp, 120/240 volt
ELECTRIC SERVICE	PSE&G
WATER SERVICE	Sewer, Burlington Township
GAS SERVICE	PSE&G
SEWER SERVICE	Burlington Township
FIRE SUPPRESSION	Wet-pipe sprinkler system
ZONING	I-1, Industrial Light
TAX MAP	Block: 120, Lot: 1.04
TAXES	\$22,222/year

Property Highlights

12,200 SF WAREHOUSE

12,200 SF Warehouse on 2 Acres of Industrial Outdoor Storage Space For Lease

THE PROPERTY IS:

- Fully fenced
- Fully lit
- Fully paved

IDEAL USES INCLUDE:

- Equipment Maintenance/ Rentals
- Manufacturing
- Truck Repair and Service Facilities
- Contractor/ Bulk Material Yard
- Trailer and Container Storage
- Warehousing and Storage

Located minutes from:

Exit 5 of the NJ-Turnpike, I-295 (Exit 47) and the PA Turnpike.

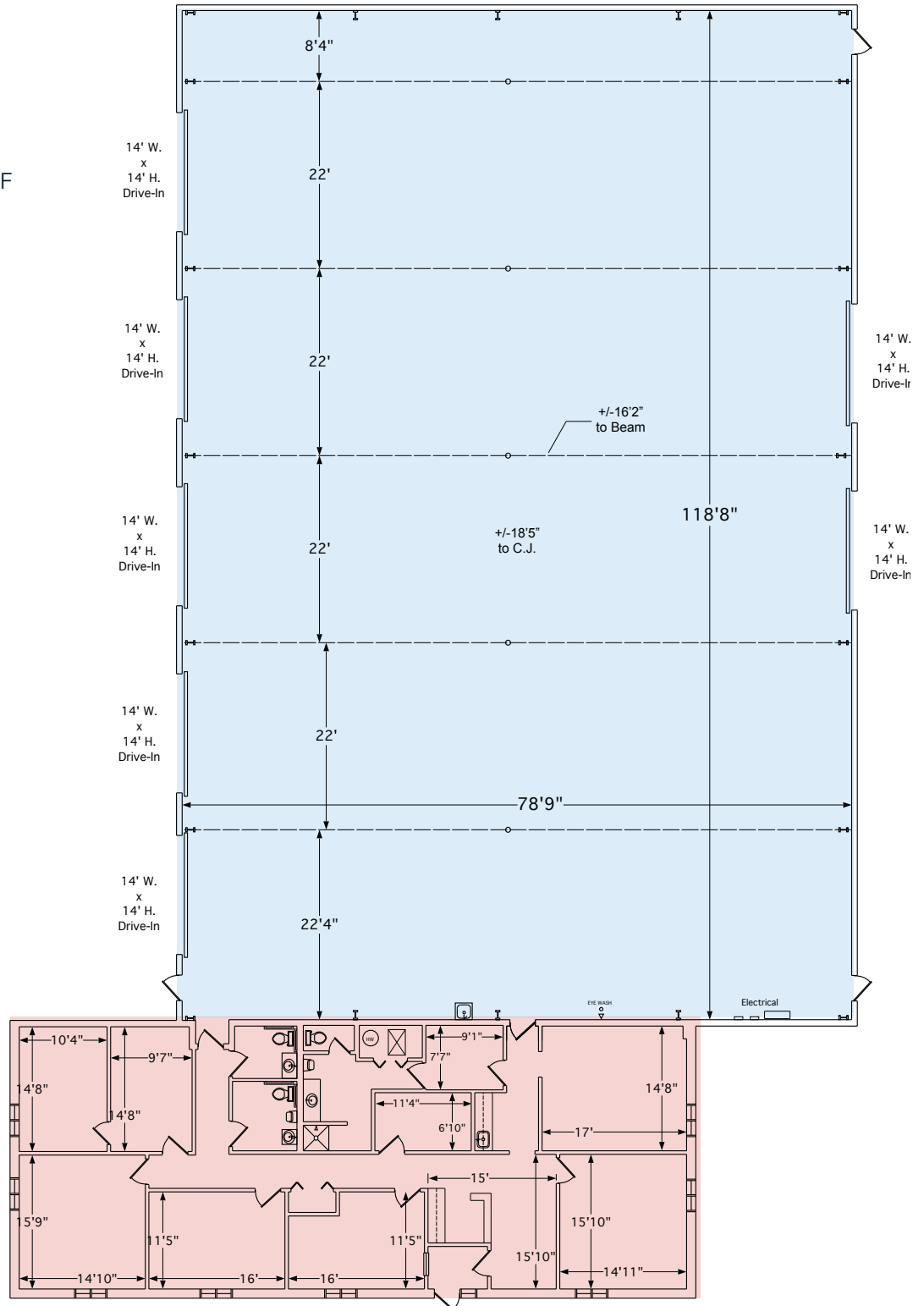
ASKING PRICE: CALL FOR DETAILS



PROPERTY OVERVIEW

Floor Plans

- OFFICE:** 2,700 SF
- WAREHOUSE:** 9,500 SF



LOCATION OVERVIEW



CONTACT INFORMATION

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Catalyst Investment Partners is a vertically integrated real estate investment firm specializing in the acquisition, management, and leasing of industrial outdoor storage properties.



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