



**1813 UNDERWOOD BOULEVARD  
MILLSIDE INDUSTRIAL PARK  
DELRAN TOWNSHIP, BURLINGTON COUNTY, NJ 08075  
TAX PARCEL #: 10-00009-0000-00041-06**

- LOT SIZE:** ±6.07 acres
- DESCRIPTION:** One-story, modern warehouse/manufacturing facility.
- SIZE OF BUILDING:** ±109,164 sq. ft. (divisible)
- Units 1 & 2:** Approx. 79,382 Sq. Ft.
  - Units 2 & 3:** Approx. 63,651 Sq. Ft.
  - Unit 1:** Approx. 45,513 Sq. Ft.
  - Unit 2:** Approx. 33,869 Sq. Ft.
  - Unit 3:** Approx. 29,782 Sq. Ft.
- PARKING:** Approx. fifty-five (±55) automobiles.
- AGE OF BUILDING:** Built 1975.
- CONSTRUCTION:** **Frame:** *Plant/Warehouse:* Steel.  
**Walls:** *Front:* Combination of split-face and stucco over block. ***Sides and Rear:*** Painted block.  
**Floors:** Assumed but not verified to be 6" reinforced concrete.  
**Roof:** Carlisle Sure-Weld 115 Mill Fleeceback TPO roof system installed 2019 with a 20-year warranty.
- CEILING HEIGHT:** 20'9" sloping to 19'3" clear to underside of bar joist.



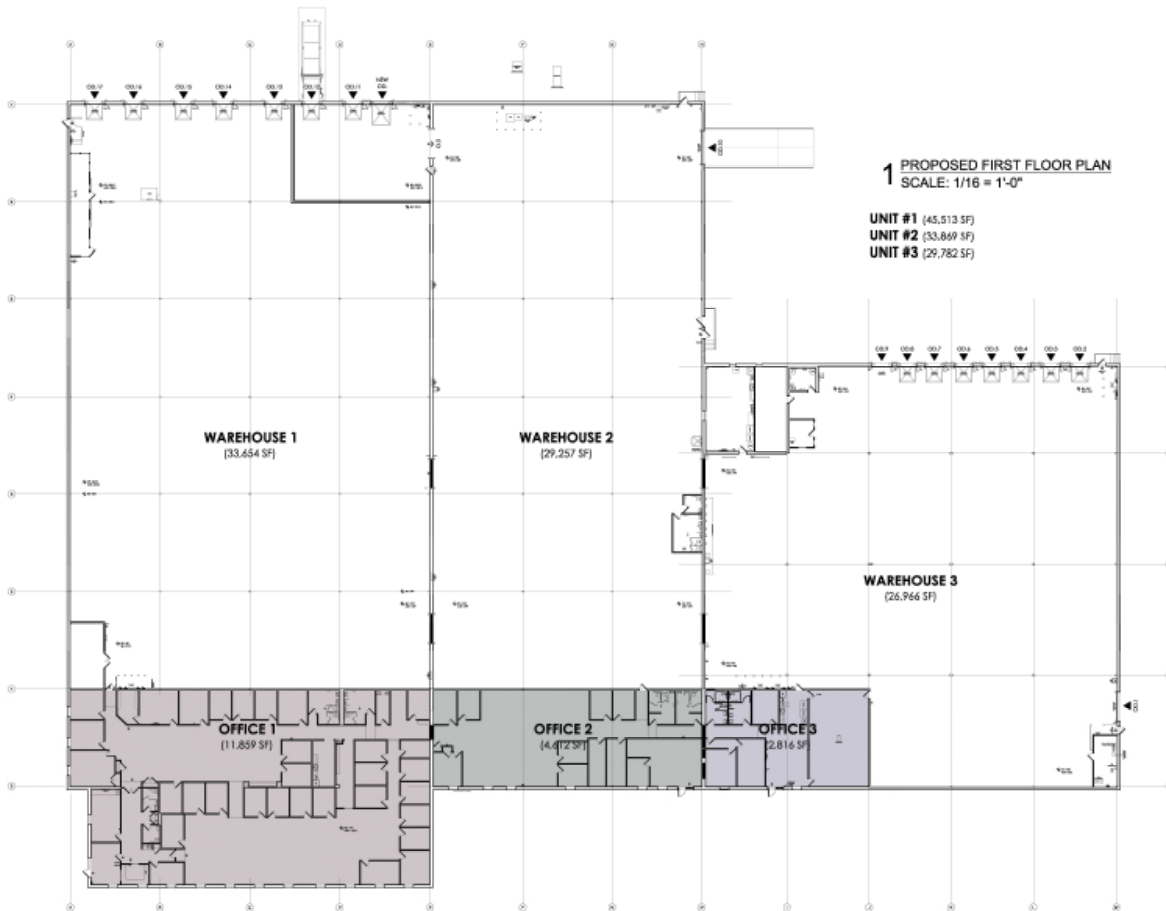
- LOADING:**
- Unit 1: Tailgate:** Five (5) 8' x 10' manually operated steel sectional doors having in-floor load levelers, dock lights, dock seals, dock bumpers and bollards.
- Unit 2: Tailgate:** Three (3) 8' x 10' manually operated steel sectional doors having in-floor load levelers, dock lights, dock seals, dock bumpers and bollards.
- Drive-In:** One (1) 14' x 16' insulated electrically operated steel sectional door.
- Unit 3: Tailgate:** Eight (8) 8' x 8' manually operated steel sectional doors having in-floor load levelers, dock lights, dock seals, dock bumpers and five (5) have bollards. **Drive-In:** One (1) 12' x 14' insulated electrically operated steel sectional door.
- COLUMN SPACING:** 36' x 40'
- SPRINKLER SYSTEM:** 100% wet system providing .335 gpm density over the most remote 2,000 sq. ft.
- HVAC:**
- Office:** Heated and air-conditioned by natural gas-fired rooftop package units.
- Plant/Warehouse:** Heated by natural gas-fired rooftop units.
- INTERIOR LIGHTING:** **Plant/Warehouse:** LED.
- EXTERIOR LIGHTING:** Wall-mounted and pole-mounted fixtures.
- ELECTRIC:** 75 KVA transformer, 1200 amp, 480/277 volt, 3 phase 4 wire; service provided by PSE&G.
- OFFICE AREA:** Multiple private offices, open bullpen areas and breakroom. Finishes include 2' x 2' acoustic ceiling tiles with LED lighting, painted drywall and mix of carpet and luxury vinyl plank flooring.
- TOILET FACILITIES:**
- Unit 1: Office:** One (1) men's rooms – one (1) with one (1) water closet, one (1) urinal and one (1) lavatory; and one (1) with one (1) water closet, two (2) urinals and one (1) lavatory. Two (2) ladies' rooms – one (1) with one (1) water closet and one (1) lavatory; and one (1) with two (2) water closets and two (2) lavatories. Finishes include 2' x 2' acoustic ceiling tiles with LED lighting, wainscot of tile and tile flooring.
- Unit 2: Office:** One (1) men's room with one (1) water closet, one (1) urinal and one (1) lavatory. One (1) ladies room with two (2) water closets and one (1) lavatory. Finishes include 2' x 2' acoustic ceiling tiles with LED lighting, wainscot of tile and tile flooring. **Plant/Warehouse:** One (1) men's room with two (2) water closets, two (2) urinals and two (2) lavatories. One (1) ladies' room with one (1) water closet and one (1) lavatory. Finishes include 2' x 4' acoustic ceiling tiles with LED lighting, waterproof wall system and VCT flooring.
- Unit 3: Office:** One (1) men's room with one (1) water closet, one (1) urinal and two (2) lavatories. One (1) ladies room with two (2) water closets and two (2) lavatories. Finishes include 2' x 2' acoustic ceiling tiles with LED lighting, wainscot of tile and tile flooring. **Plant/Warehouse:** One (1) men's room with one (1) with one (1) water closet, one (1) urinal and one (1) lavatory. Finishes include 2' x 4' acoustic ceiling tiles with LED lighting, waterproof wall system and VCT flooring.



<b>WATER:</b>	Service provided by New Jersey American Water.
<b>SEWER:</b>	Service provided by Delran Sewer Authority.
<b>GAS:</b>	Supplied by PSE&G.
<b>ASSESSMENT:</b>	\$2,600,000 (2025)
<b>TAXES:</b>	\$104,130.00 (\$0.96 PSF)
<b>ZONING:</b>	M-1 - Limited Industrial and Office
<b>LOCATION:</b>	The property offers convenient access to Route 130, Route 73, Interstate 95, Interstate 295, the New Jersey Turnpike and the bridges to Pennsylvania. The property is just thirty (30) minutes from Metropolitan Philadelphia, thirty-five (35) minutes from Trenton, NJ and one hundred fifteen (115) minutes from New York.
<b>AIRPORT:</b>	Philadelphia International (PHL) is thirty-five (35) minutes away, Northeast Philadelphia (PNE) is thirty (30) minutes away and Trenton-Mercer (TTN) is forty (40) minutes away.
<b>HOTELS:</b>	Most major hotels are represented in the area within a five (5) to ten (10) minute drive.
<b>PUBLIC TRANSPORTATION:</b>	New Jersey Transit Bus 409 offers service to US Route 130 and Chester Avenue, a short distance from the property.



### FLOOR PLAN



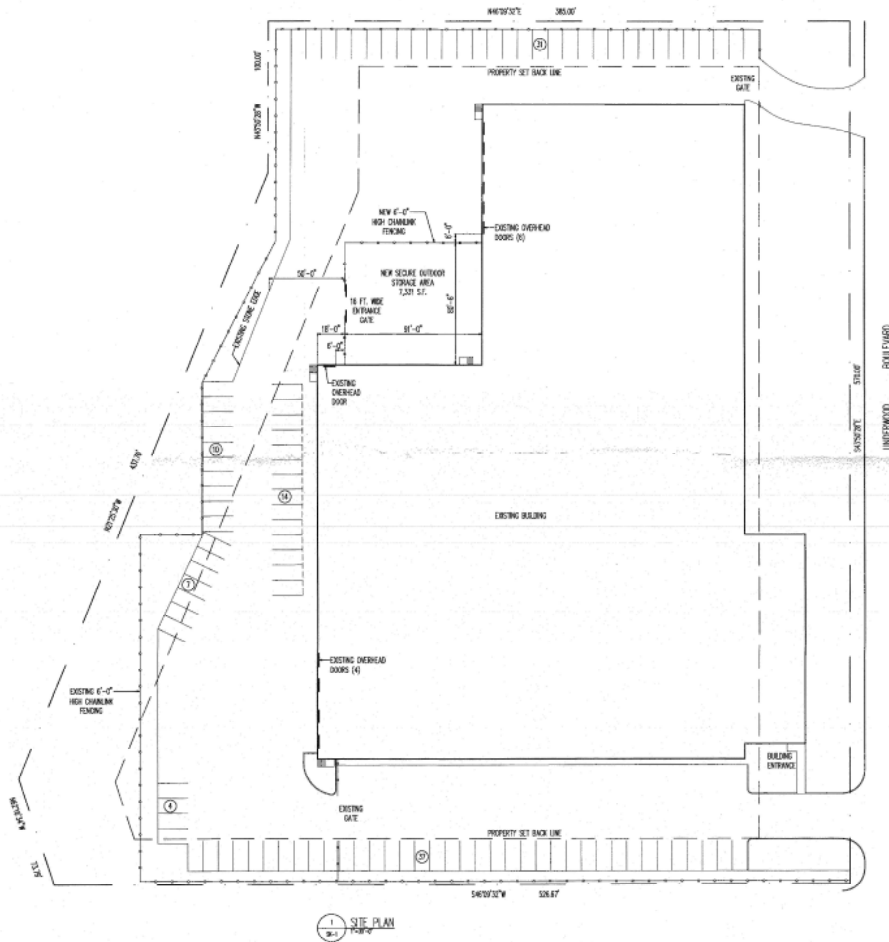
04.01.2026

1813 Underwood Blvd.

tk studio, llc 262 Mullica Hill Rd Mullica Hill NJ 08062



### SITE PLAN



SITE DATA	
TAX MAP DESIGNATION:	LOTS 41.06, 41.07, 41.08
	BLOCK 6, SHEET 2E
ZONING CLASSIFICATION:	M-1 LIMITED INDUSTRIAL
SITE AREA:	263,194 S.F.
BUILDING AREA:	100,163 S.F.
NEW OUT DOOR STORAGE AREA:	7,201 S.F.
BUILDING AREA COVERAGE =	41.5% (NO CHANGE)
TOTAL PAVED AREA =	94,180 S.F.
PAVED AREA COVERAGE =	34.1% (NO CHANGE)