



AVAILABLE FOR LEASE

122 BURRS ROAD

WESTAMPTON, NJ

13,040 SF INDUSTRIAL / FLEX SPACE

IDEAL LOCATION 1 MILE FROM NJ TURNPIKE (EXIT 5) & 2.5 MILES FROM I-295 (EXIT 47)

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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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WESTAMPTON, NJ

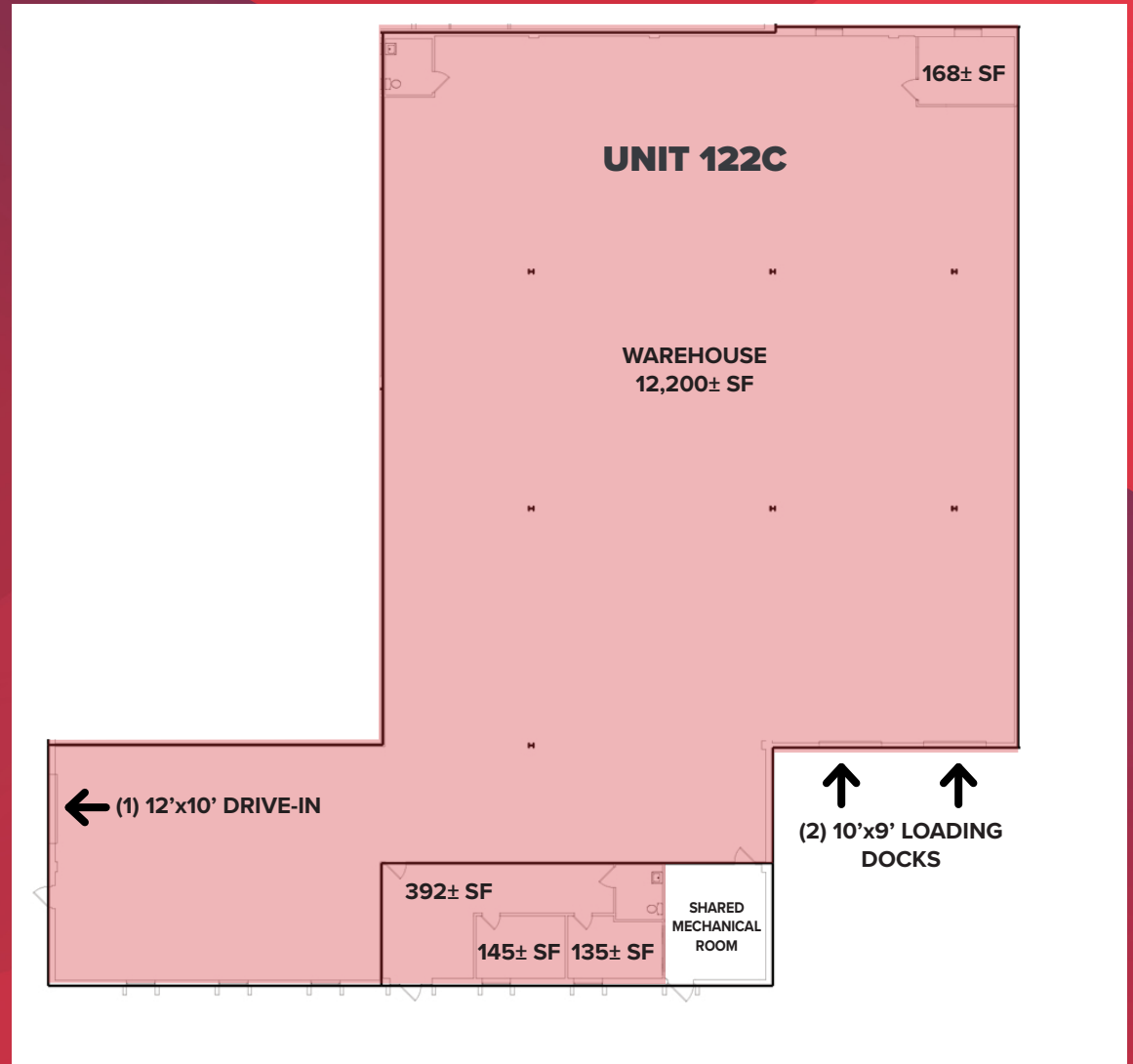
CURRENT AVAILABILITIES

UNIT 122C

- 13,040± SF warehouse / flex unit
 - 12,200± SF warehouse area
 - 840± SF office area
- (2) 10' x 9' loading docks w/ 130' depth, both have levelers
- (1) 12' x 10' drive-in door
- 16' clear ceiling height
- 20' x 20' column spacing
- New LED lighting coming

BUILDING DESCRIPTION

- 55,949 SF multi-tenanted, industrial / flex building
- Power: 1200 a, 120/208v, 3 phase, 4 wire
- Built in 1988
- Parking for 138 vehicles
- Est. 2024 Real Estate Taxes: \$1.32 PSF



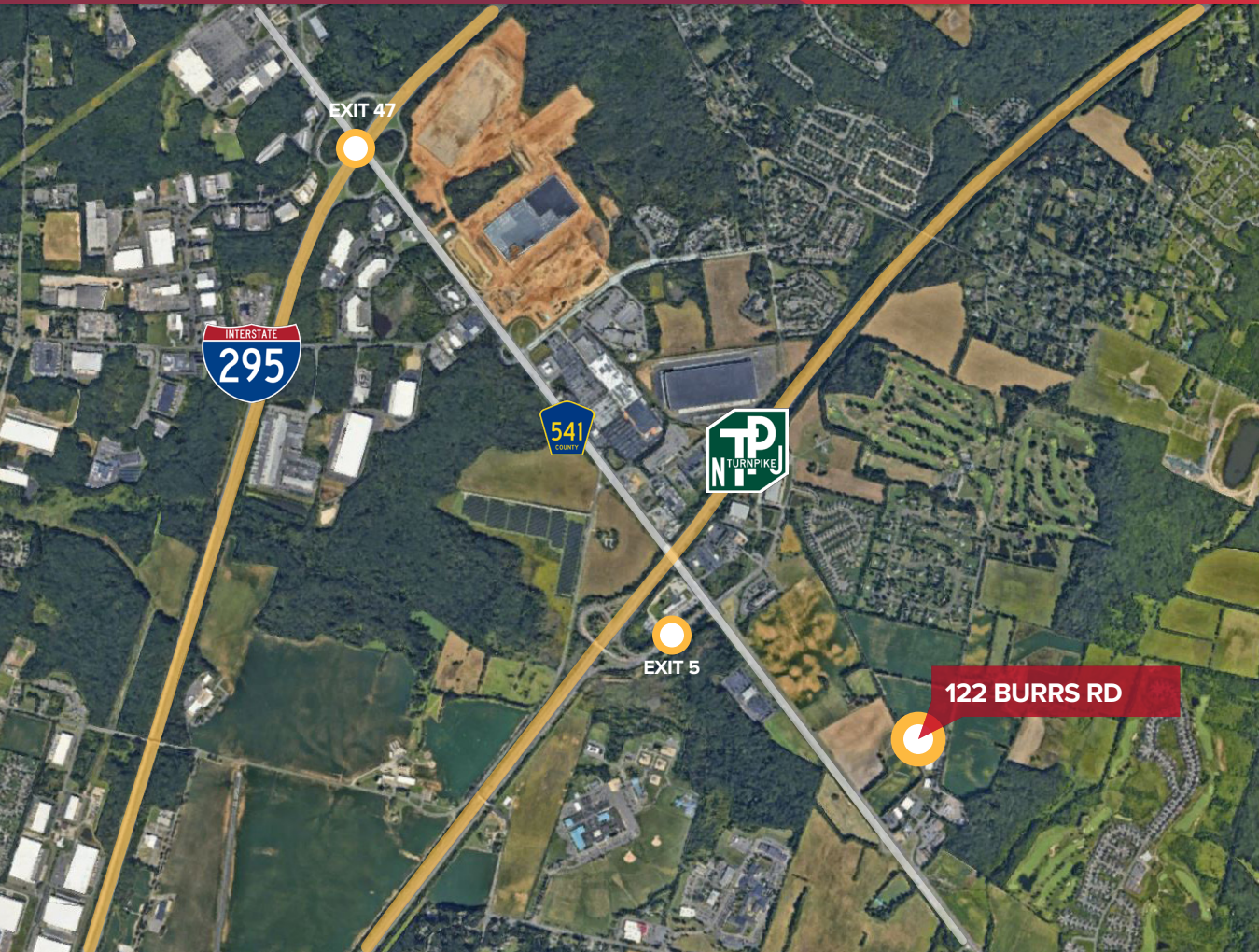
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LOCATION INFORMATION



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WESTAMPTON, NJ

Distance to

NJ Turnpike (Exit 5)	1.3 mi
I-295 (Exit 47)	2.6 mi
PA Turnpike	14 mi
Center City Philadelphia	25 mi
Philadelphia Int'l Airport	32 mi
New York City	73 mi

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