



INDUSTRIAL PROPERTY FOR LEASE

56,000 SF on 8.19 Acres

302 Commerce Square Boulevard

Burlington, NJ 08016



PROPERTY DETAILS

BUILDING SIZE

- 52,000 SF Warehouse Facility, divisible to 15,000 SF

CEILING HEIGHT

- 22' clear

PARKING

- 224 surface parking spaces

STORAGE

- Additional outdoor storage

LOADING DOCKS

- Three (3) loading docks

DRIVE-IN

- Four (4) Drive-in doors (8' x 10')

LOCATION

- Strategically located in Burlington, New Jersey, with direct access to U.S. Route 130 and close proximity to Interstate 295, Interstate 95, and the New Jersey Turnpike, providing excellent connectivity to the greater Philadelphia and Southern New Jersey markets. The property is situated within an established industrial corridor ideal for distribution, logistics, and warehouse users.



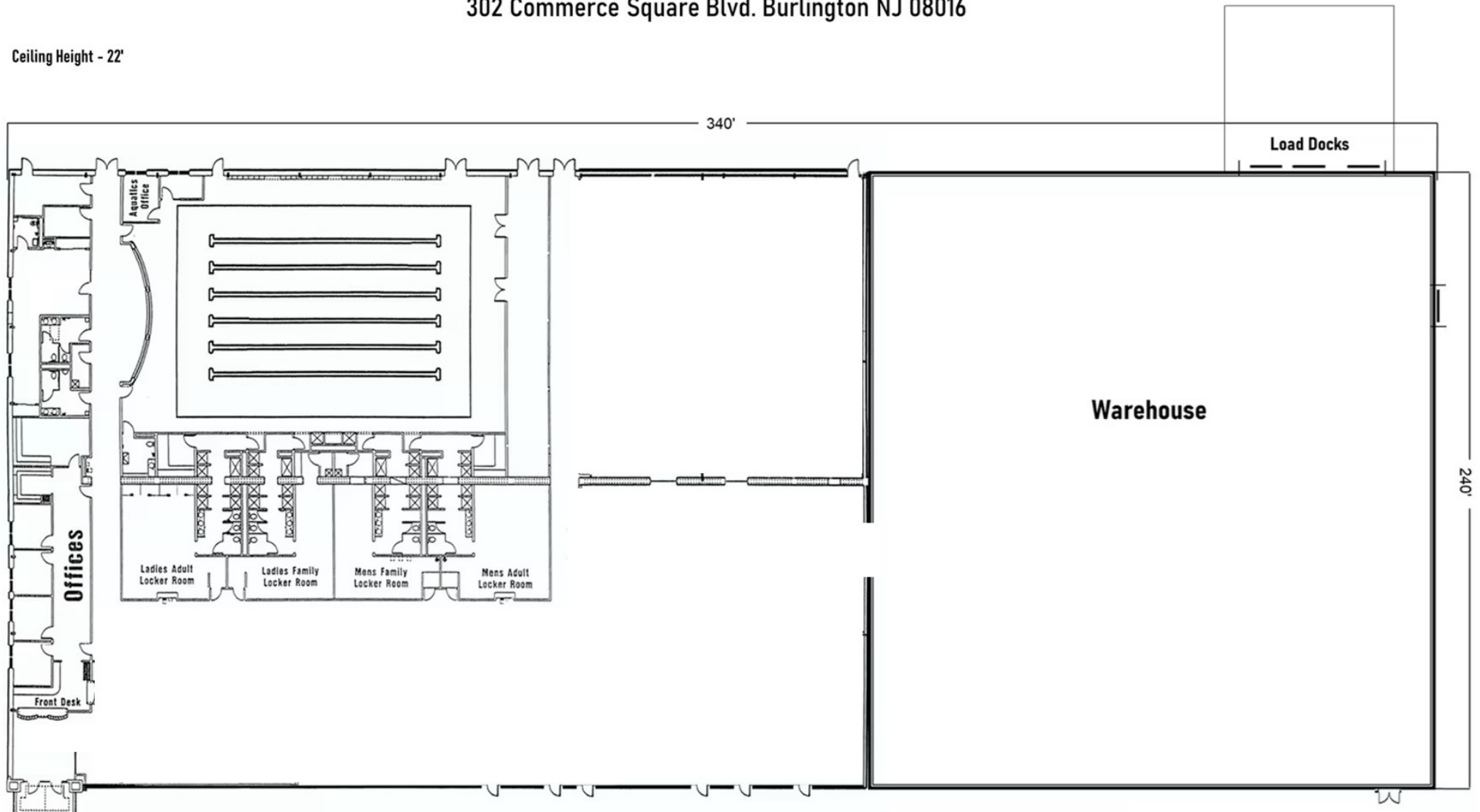
ADDITIONAL PHOTOS



FLOOR PLANS

302 Commerce Square Blvd. Burlington NJ 08016

Ceiling Height - 22'



SITE PLANS

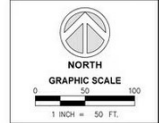
millman
National Land Services
Transforming the Industry

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Real Support - Title Review

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virtualland
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visit <http://vimeo.com/252774138>

Site Street Address
City of Burlington
County of Burlington
State of New Jersey



PRELIMINARY

Surveyor's Seal

Sheet No. **1** of **1**

MSI Project No. 48876
PM: MDM Drafter: IVT/S

**RIVERSIDE ABSTRACT, LLC
COMMITMENT NO. RANJ-40794 - SCHEDULE B,
SECTION II:**

- Numbers correspond with survey-related Schedule B exception items contained in the above referenced Title Commitment.
- Subject to Riparian Grant as set forth in Book 514, Page 447, -NOT PLOTTED ON SURVEY, IT IS NOT ON OR DOES NOT TOUCH THE SURVEYED PROPERTY.
 - Subject to Utility Easements as set forth in Book 936, Page 370 -NOT PLOTTED ON SURVEY, IT IS NOT ON OR DOES NOT TOUCH THE SURVEYED PROPERTY.
 - Subject to Restrictions as set forth in Book 1078, Page 2, -NOT PLOTTED ON SURVEY, BLANKET IN NATURE.
 - Subject to Rights of the Board of Commerce and Navigation as set forth in Book 1294, Page 204, -NOT PLOTTED ON SURVEY, DOCUMENT NOT AVAILABLE.
 - Subject to Notice of Supplemental Final Order and Judgment as set forth in Book 6678, Page 205, -NOT PLOTTED ON SURVEY, NO PLOTTABLE ELEMENTS.
 - Subject to Access Easement as set forth in Book 1999, Page 1125, -NOT PLOTTED ON SURVEY, IT IS NOT ON OR DOES NOT TOUCH THE SURVEYED PROPERTY.
 - Subject to Sublease to Young Men's Christian Association of Burlington County, dated January 1, 2020, -NOT PLOTTED ON SURVEY, DOCUMENT NOT AVAILABLE.
 - Any and all terms, conditions, easements, rights of way, reservations, restrictions, provisions, limitations and/or requirements as set forth on Field Map entitled "Burlington Commerce Square, City of Burlington, Lot 3 and Block 1.01, et. al, City of Burlington, Burlington County, New Jersey" as Map No. 4813, date filed: October 26, 1988.
 - 8 foot wide Telephone Easement
 - 10 foot wide Transmission Line Easement
 - 120 foot wide Public Electric and Gas Co. Easement
 - 80 foot wide Sanitary Sewer and Drainage Easement -NOT PLOTTED ON SURVEY.
 - Any and all terms, conditions, easements, rights of way, reservations, restrictions, provisions, limitations and/or requirements as set forth on Field Map entitled "Burlington Commerce Square, City of Burlington, Burlington County, New Jersey" as Map No. 4214, date filed: February 5, 1996, -NOT PLOTTED ON SURVEY.

- MISCELLANEOUS NOTES:**
- There is direct access to the subject property via Commerce Square Boulevard a public right-of-way.
 - The location of all utilities shown on the survey are from visible surface evidence only.
 - The parcel address on site is 302 Commerce Square Boulevard.
 - All the lots of this survey, there was no observable evidence of earth moving work, building construction or building additions within recent months.
 - All the lots of this survey, there was no observable evidence of the subject property being used as a solid waste dump, pump or sanitary landfill.
 - All the lots of this survey, there was no observable evidence of any recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
 - All the lots of this survey, there was no observable evidence of any recent street or sidewalk construction or repairs.
 - The Property surveyed and shown herein is the same property described in Schedule A of Riverside Abstract, LLC, Title Commitment No. RANJ-40794 with an effective date of November 3, 2020 at 12:00 pm.
 - Parking grades: 213 Regular Grades, 8 Interloop, 221 Total.

SYMBOLS

(THIS IS A STANDARD LEGEND - NOT ALL ITEMS ARE ON THIS SURVEY)

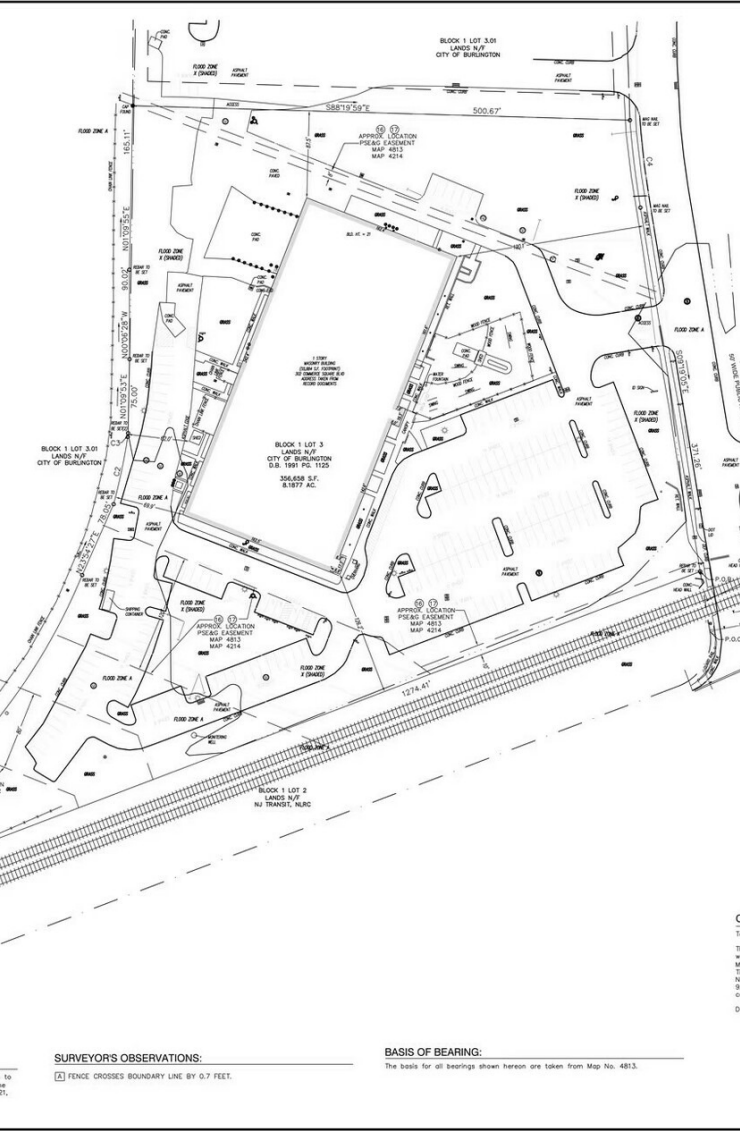
MINOR ROAD	SPRINKLER	WATER MANHOLE
MENTION TO BE SET	POWERPOLE	WATER METER
BENCHMARK TOP	DAY WIRE	WATER METER
INDICATE DATA	LIGHT POLE	WIREWAY / FIC
SURVEYED DATA	STREET LIGHT POLE	GAS MANHOLE
PAV. RIGHT OF WAY	ELEC. TRANSFORMER	GAS VALVE
SUB. SET BACK LINE	AIR CONDITONER	GAS METER
REF. REINFORCED CONC. PIPE	ELEC. MANHOLE	UNDERGROUND
CONCRETE NEW PIPE	ELEC. METER	WIRE MANHOLE
PVC PLASTIC PIPE	CABLE BOX	TELEPHONE MANHOLE
UNDERGROUND	TRAFIC POLES	TELEPHONE BOX
HFR POLYETHYLENE	TRAFIC SIGNAL	UNDERGROUND
NEW PIPE	TRAFIC MANHOLE	FLAG POLE
DIP. DUCTILE IRON PIPE	TRAFIC SIGNAL BOX	ROAD
UNDERGROUND	SEWER MANHOLE	BORE HOLE
UNDERGROUND	CLEAN OUT	WATERING WHEEL
UNDERGROUND	STORM DRAIN MANHOLE	MAN BOX
UNDERGROUND	ELECTRICAL LINE	SOIL
UNDERGROUND	PHONE LINE	CONC. INLET
UNDERGROUND	TELEPHONE LINE	METAL TANK COVER
UNDERGROUND	ROUND STORM INLET	AIR COMPRESSOR
UNDERGROUND	WATER LINE	UNKNOWN MANHOLE
UNDERGROUND	UNDERGROUND ELECTRIC WIRE	ADA PARKING

**RIVERSIDE ABSTRACT, LLC
COMMITMENT NO. RANJ-40794 - SCHEDULE A:**

The Land is described as follows:
All that certain lot, tract or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Burlington, County of Burlington, State of New Jersey being more particularly described as follows:
Legal description to be provided upon receipt of acceptable survey. No insurance will be provided until such time as an acceptable survey is provided.
FOR INFORMATION ONLY:
County: Burlington, Municipality: Burlington City
Tax Block: 1, Tax Lot: 3
Address: 302 Commerce Square Boulevard, Burlington, NJ 08016.

AS SURVEYED DESCRIPTION

- Beginning at a point in the westerly line of Commerce Square Boulevard (60 feet wide), said point being North 09°10'50" West a distance of 61.20 feet from the northerly end of a curve connecting said westerly line of Commerce Square Boulevard with the northerly line of West Street (50 feet wide), running thence:
- Along the northerly line of Block 1 Lot 2, lands n/y NJ Transit, N.J.C., South 67°25' West a distance of 1,274.61 feet to a point at the southerly corner of Block 1 Lot 1, Thence,
 - Block 1 Lot 1 the following 2 courses and distances:
1. North 57°42'49" East a distance of 152.07 feet to a point, Thence,
2. North 61°09'50" East a distance of 33.13 feet to a point in the southerly line of Block 1 Lot 7, Thence,
 - Along Block 1 Lot 7 the following 9 courses and distances:
1. South 78°14'01" East a distance of 27.66 feet to a point, Thence,
2. North 57°42'49" East a distance of 130.00 feet to a point, Thence,
3. North 61°09'50" East a distance of 606.00 feet, on one length of 409.70 feet, with a delta angle of 38°44'09", with a chord bearing of North 61°47'00" East, with a chord length of 405.84 feet to a point, Thence,
4. North 27°24'22" East a distance of 78.05 feet to a point, Thence,
5. With a curve turning to the left, having a radius of 613.00 feet, on one length of 69.27 feet, with a delta angle of 02°32'27", with a chord bearing of North 11°52'46" East, with a chord length of 69.23 feet to a point, Thence,
6. With a curve turning to the left, having a radius of 1,030.00 feet, on one length of 88.61 feet, with a delta angle of 04°50'44", with a chord bearing of South 02°07'12" East, with a chord length of 88.68 feet to a point, Thence,
7. North 07°09'50" East a distance of 371.26 feet to the point or place of beginning.
- Containing 356,658 square feet or 8.1877 acres of land.



FLOOD ZONE:
By record map location and graphic plotting only, the subject property appears to lie in Zones A & B (Shaded) according to the Flood Hazard Risk Map for the 3402502128P, Community Panel No. 345287 0128 F, Effective Date December 21, 2017.

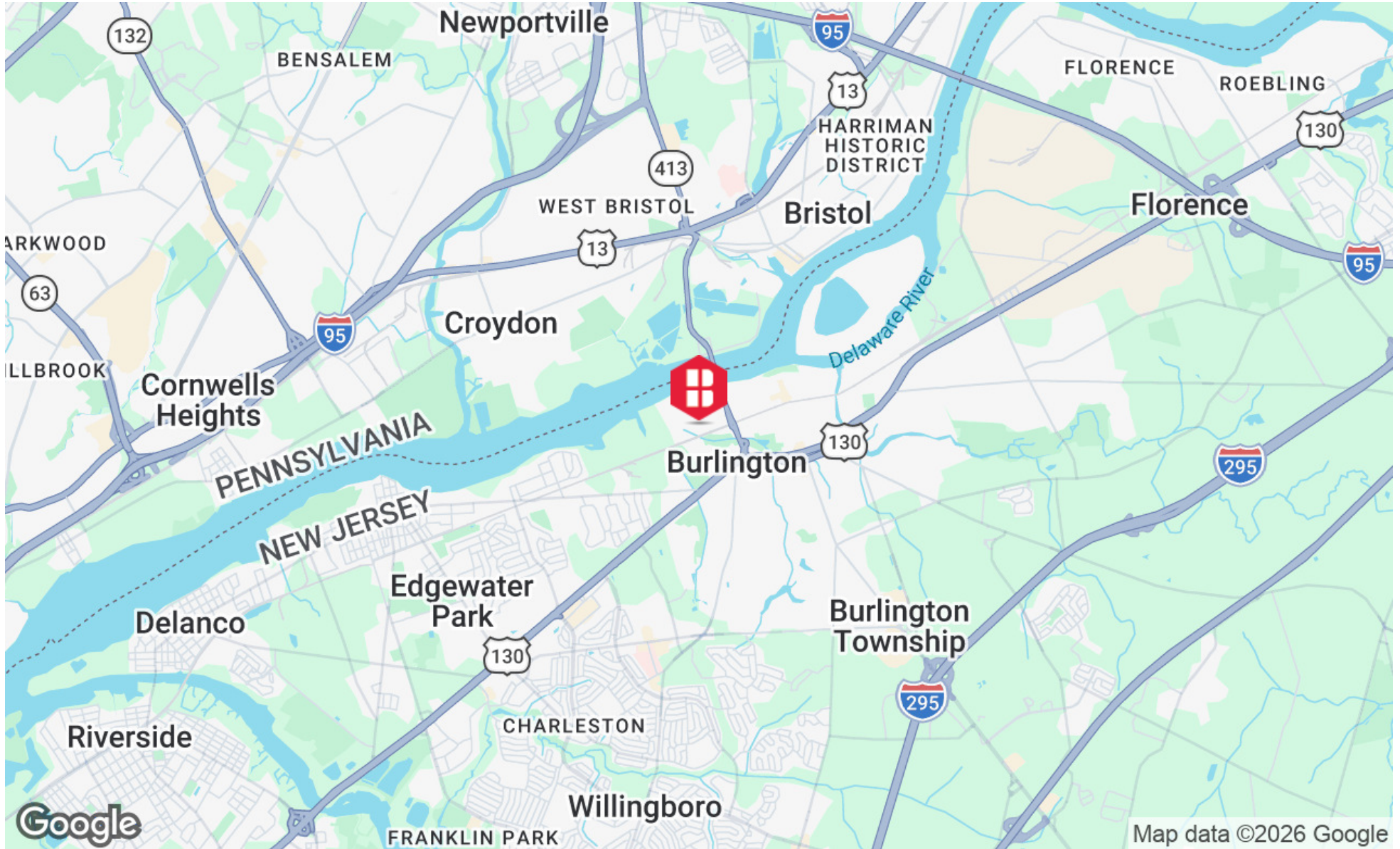
SURVEYOR'S OBSERVATIONS:
[X] FENCE CROSSES BOUNDARY LINE BY 0.7 FEET.

BASIS OF BEARING:
The basis for all bearings shown hereon are taken from Map No. 4813.

CERTIFICATION:
I, Riverside Abstract, LLC:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b, 7c, 8, 9, 13 and 14 of Table A thereof. The field work was completed on January 5, 2021.
Date of Plat or Map: January 8, 2021.

REVISION HISTORY	
BY:	DATE: COMMENT:

LOCATION MAP



PRIMARY CONTACTS



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