

# WAREHOUSE & OFFICE SPACE

450-460 Veterans Drive, Burlington, NJ 08016



FOR LEASE- WILL SUBDIVIDE



UP TO 6,200 SF WAREHOUSE



UP TO 6,235 SF OFFICE



## PROPERTY DESCRIPTION

Office and industrial/flex space for lease. Divisible. Located at the base of the Burlington-Bristol Bridge. Adjacent to River Line light rail commuter station.

- Up to 12,435 SF of office / industrial/flex space for lease in a 62,225 SF building
- Located on 4.45 acres
- 192 parking spaces
- 16'8" ceiling height
- 3 interior tailgate positions serving entire building with separate access
- 1 drive in door
- 100% sprinklered
- 800 amp, 120-480 volt, 4 wire electrical service
- Zoned I-1 - Light Industrial
- Zoning Uses: Online shopping/mail order business, industrial scale bakeries, light/heavy industrial contractors, engineering firms
- Minutes to Route 130
- 4 miles to I-295 Exit 47
- 5+/- miles to NJ & PA Turnpikes

## FOR MORE INFORMATION

**Rebecca Ting, SIOR**

☎ 856.234.9600 x206

✉ rebecca.ting@naimertz.com

**Julie Kronfeld**

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# NAI Mertz



**NAI Mertz** | 21 Roland Avenue  
Mount Laurel, NJ 08054

856.234.9600 | [naimertz.com](http://naimertz.com)



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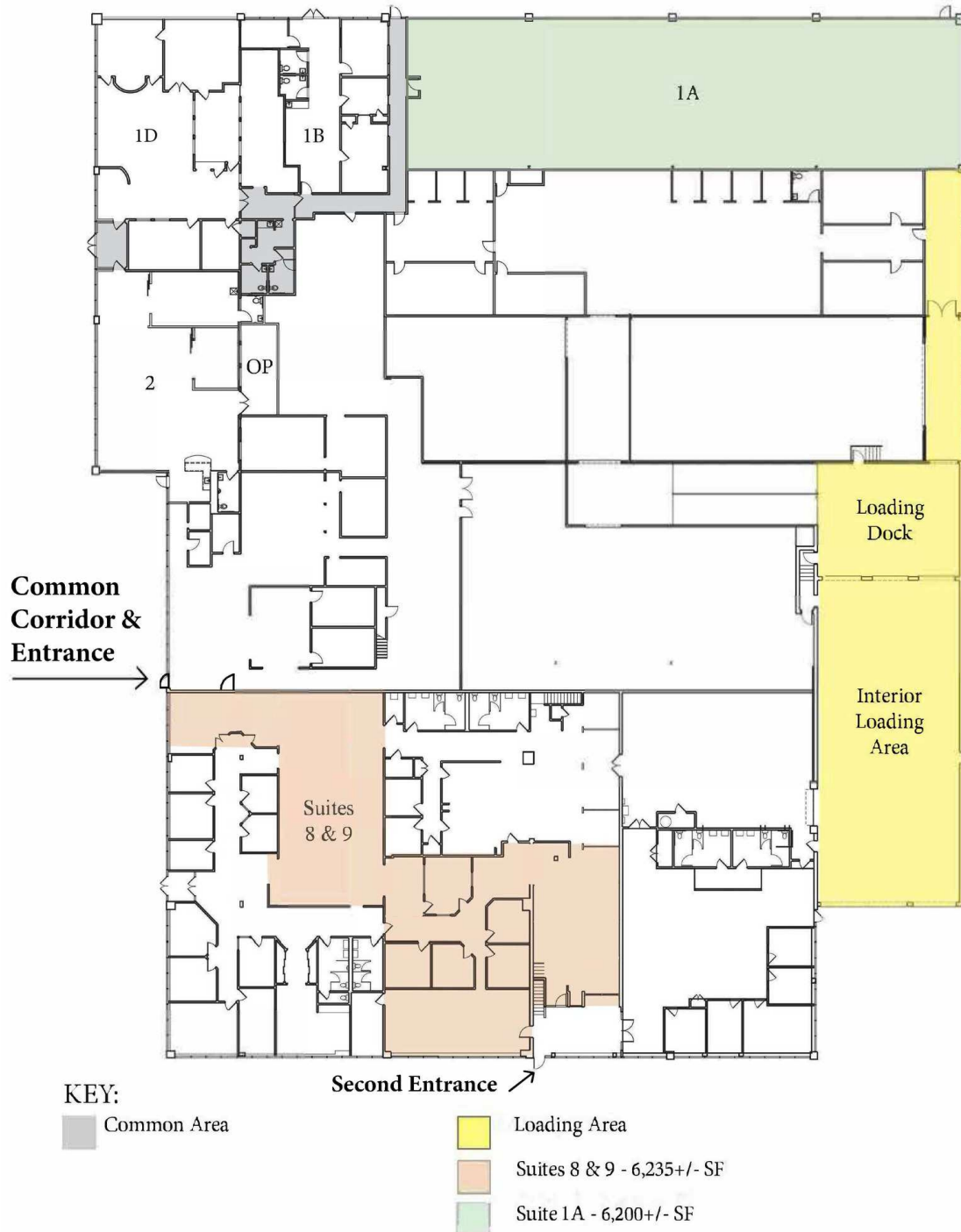
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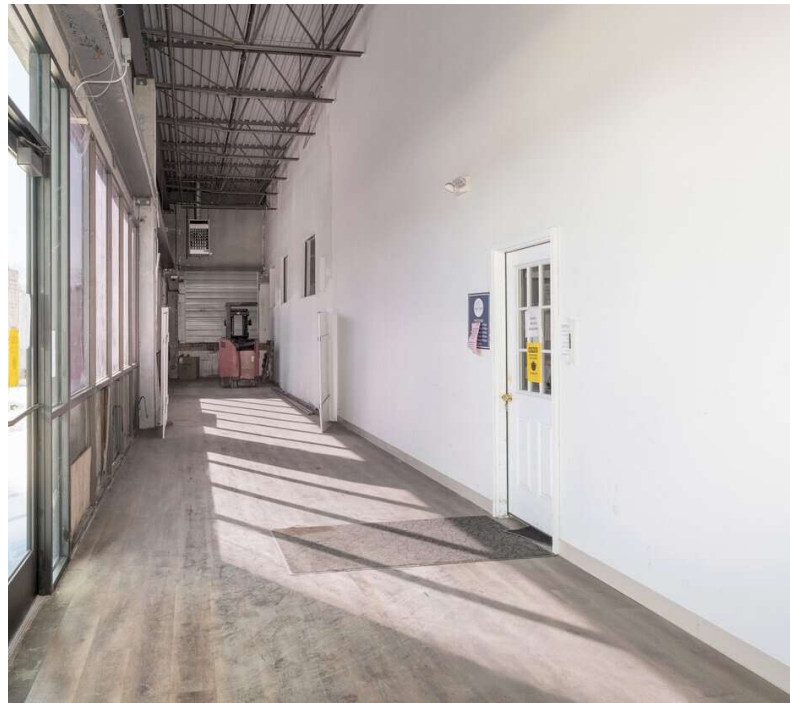
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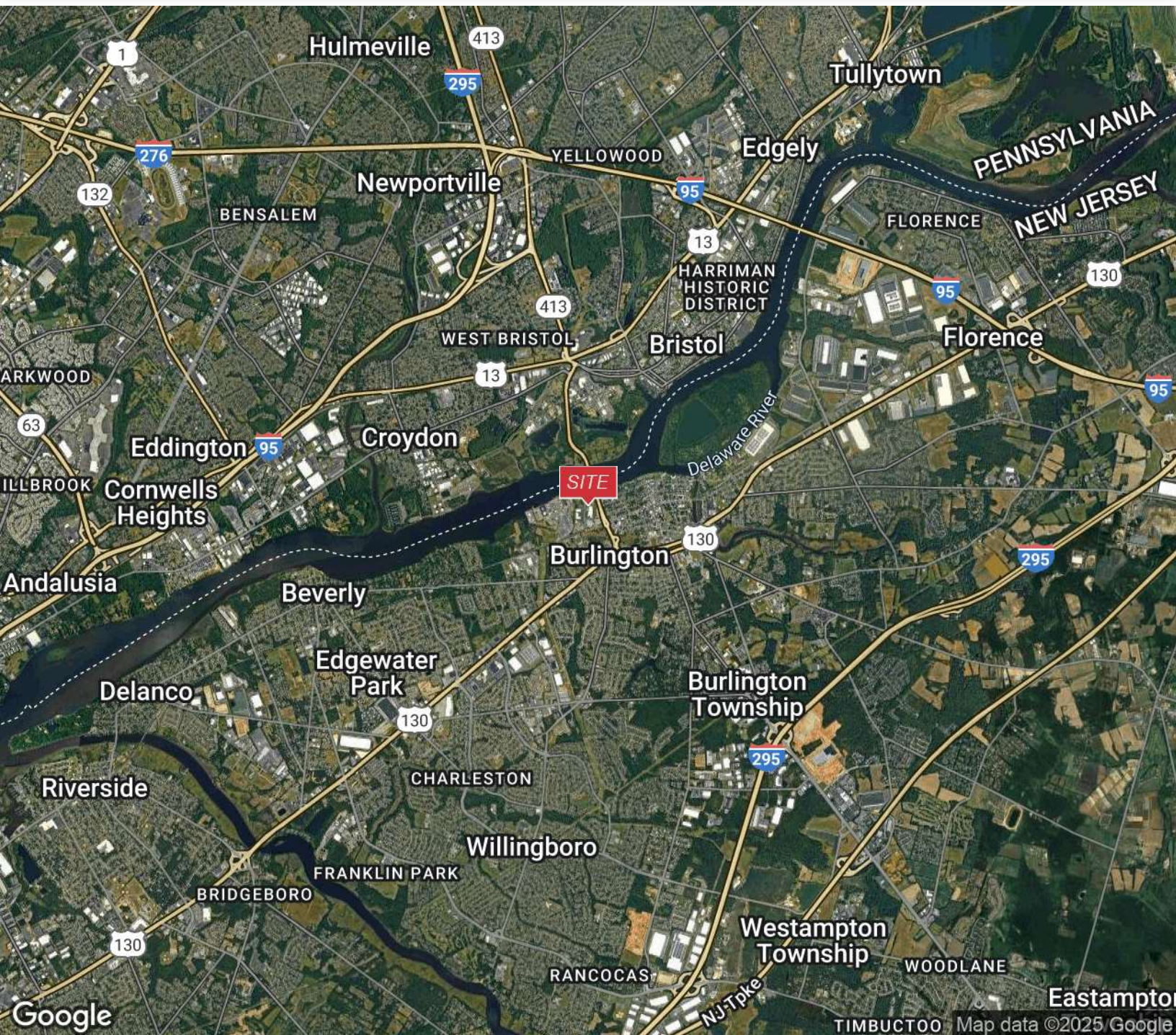
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