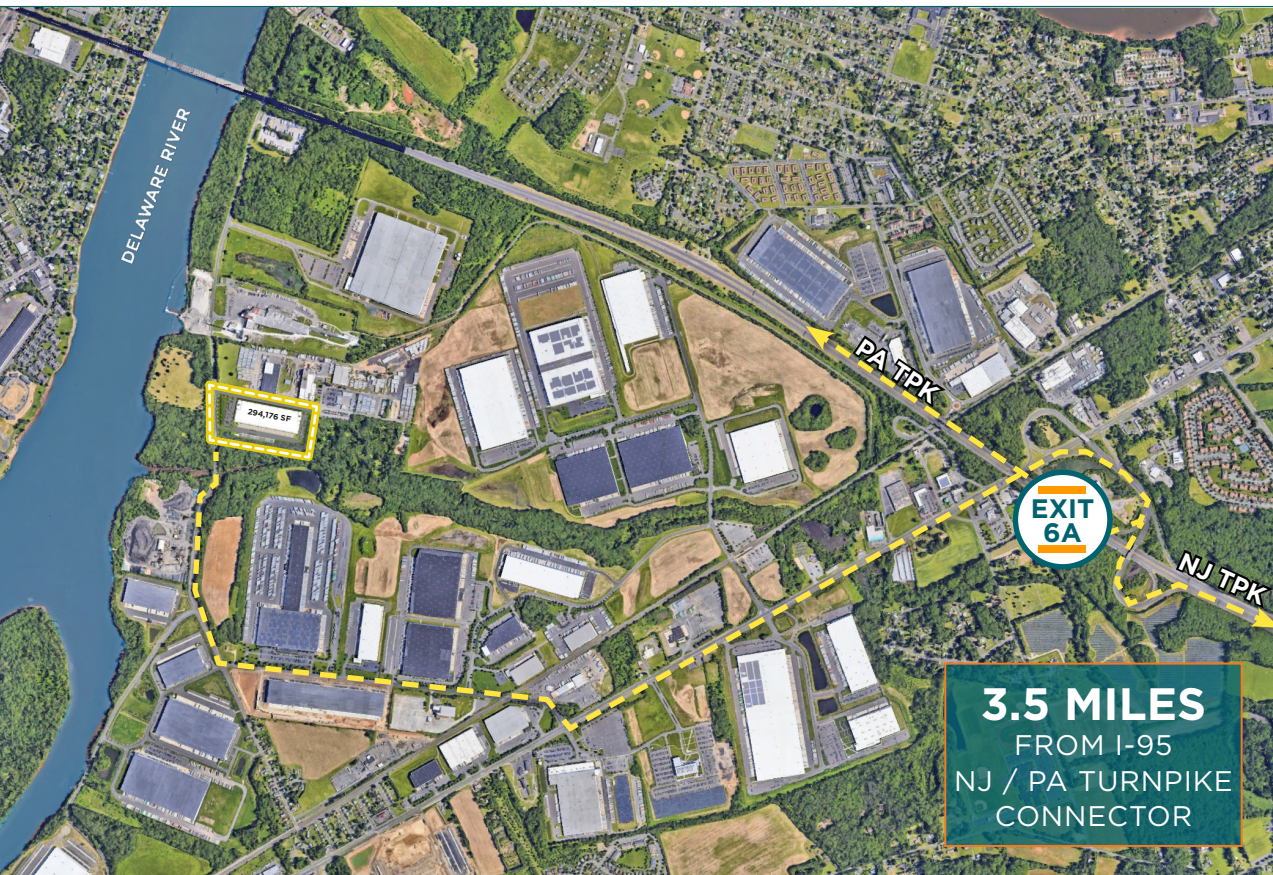


CROW HOLDINGS AT EXIT 6A

1804 RIVER ROAD | BURLINGTON, NJ

294,176 SF AVAILABLE FOR SALE OR LEASE



DELIVERY
Q2 2025



CLOSE PROXIMITY
TO NJ & PA TURNPIKES



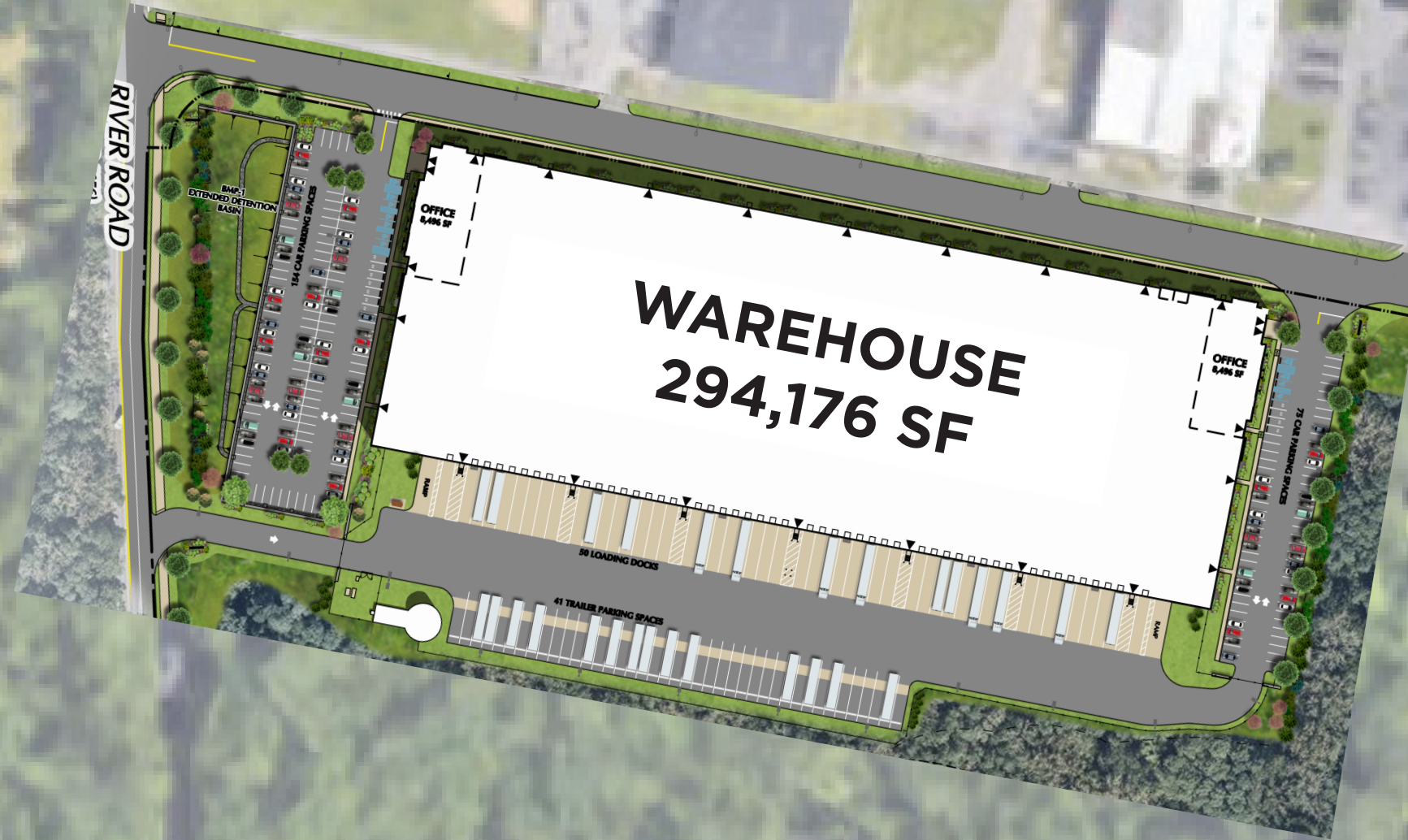
ABUNDANT
LABOR



IDEAL LAST MILE
LOCATION

SITE PLAN

DELAWARE RIVER



SPECIFICATIONS

BUILDING SIZE (SF):	294,176 SF
CLEAR HEIGHT:	36' Clear
CAR PARKING:	229
TRAILER PARKING:	41
DOCK DOORS:	50
DRIVE-INS:	2
TYPICAL BAY SIZE:	52'2"X54'
SPEED BAY SIZE:	54'X60'

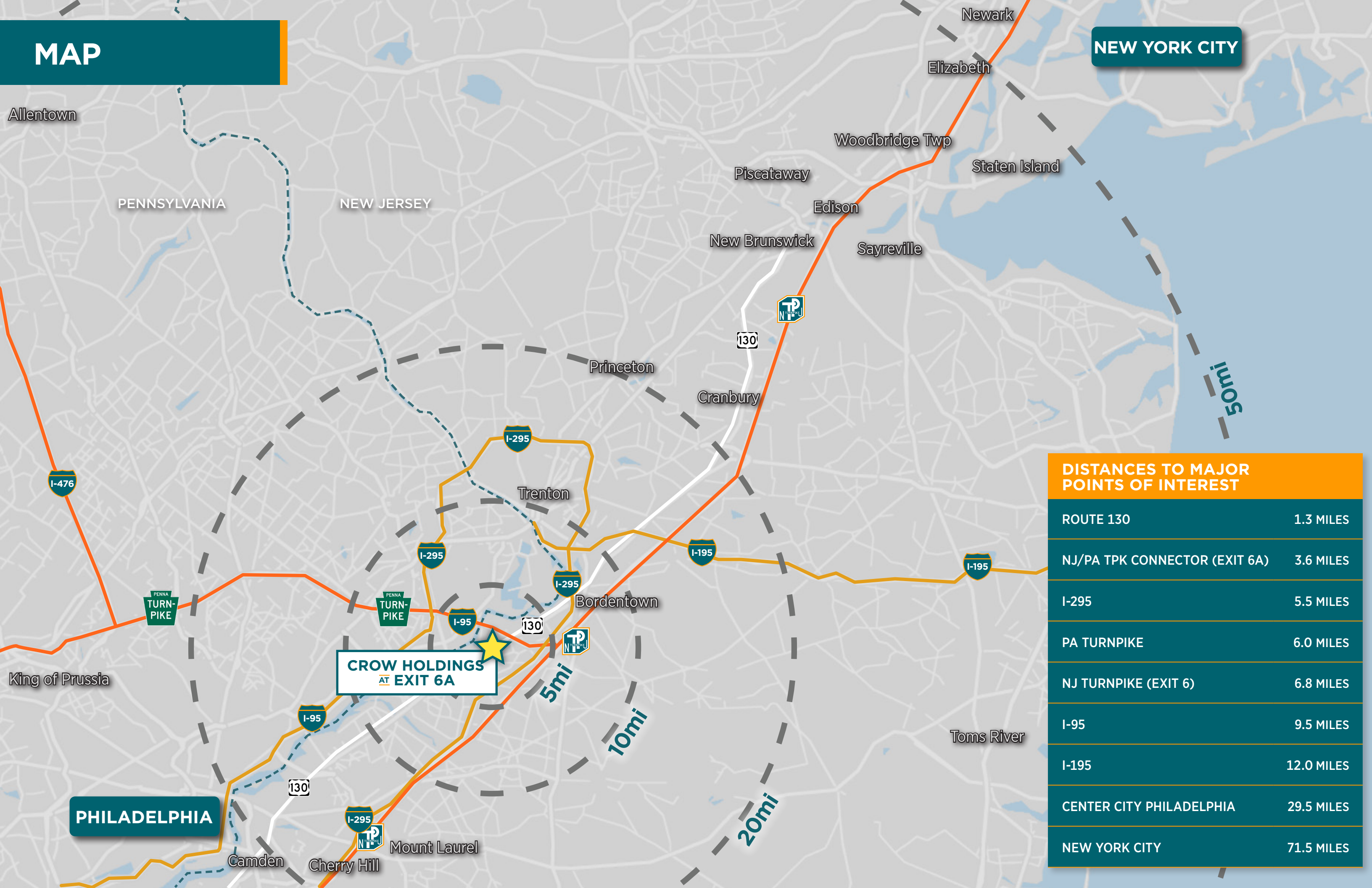
Crow Holdings at 6A will earn LEED Certification as a result of a commitment to green building and sustainability design strategies including:

- Designed optimized energy performance
- Responsible sourcing of materials
- Low emitting materials and enhanced indoor air quality strategies

LEED certification is the recognized standard for green buildings and can be a cornerstone of Environmental, Social and Governance (ESG) initiatives. For tenants, making a home for your business in a LEED certified building demonstrates that a commitment to sustainability is foundational to your organization's principles.



MAP



NEW YORK CITY

PHILADELPHIA

**CROW HOLDINGS
AT EXIT 6A**

DISTANCES TO MAJOR POINTS OF INTEREST	
ROUTE 130	1.3 MILES
NJ/PA TPK CONNECTOR (EXIT 6A)	3.6 MILES
I-295	5.5 MILES
PA TURNPIKE	6.0 MILES
NJ TURNPIKE (EXIT 6)	6.8 MILES
I-95	9.5 MILES
I-195	12.0 MILES
CENTER CITY PHILADELPHIA	29.5 MILES
NEW YORK CITY	71.5 MILES



For more information, please contact:

JULES J. NISSIM

Vice Chairman
+1 201 460 3384
jules.nissim@cushwake.com

SCOTT MERTZ, SIOR

President
+1 856 802 6529
scott.mertz@naimertz.com

CLARK MACHEMER

*Crow Holdings Development
Senior Managing Director*

KIMBERLY BACH

Senior Director
+1 732 403 7714
kimberly.bach@cushwake.com



CROW HOLDINGS
DEVELOPMENT



Cushman & Wakefield of New Jersey, LLC
Licensed Real Estate Broker
One Meadowlands Plaza, East Rutherford, NJ 07073
Phone: +1 201 935 4000 | cushmanwakefield.com

Cushman & Wakefield copyright 2020. The depiction in the included photograph of any person, entity, sign, logo or property, other than Cushman & Wakefield's client and the property offered by Cushman & Wakefield, is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and Cushman & Wakefield or its client. This shall not be deemed an offer to lease, sublease, or sell such property; and, in the event of any transaction for such property, no commission shall be earned by or payable to any cooperating broker except if otherwise provided pursuant to the express terms, rates and conditions of Cushman & Wakefield's agreement with its principal, if, as and when such commission (if any) is actually received from such principal. (Inquire for rates and additional conditions)