

FOR SALE OR LEASE

25 Acres Available For Sale or Lease

302 Elbow Lane, Burlington, NJ 08016



13,000 SF
REPAIR FACILITY



25
ACRES



EASY ACCESS TO
I-295 & NJ TURNPIKE



RARE I-295 SIGNAGE
100,000+ DAILY



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BURLINGTON, NJ

Property Advantages



I-1, Industrial

Zoning

25 Acres

Lot size

13,000 SF

Repair Facility

12

Overhead doors

ADVANTAGES:

- I-295 Signage
- Drive-Thru Capability
- Trailer Parking



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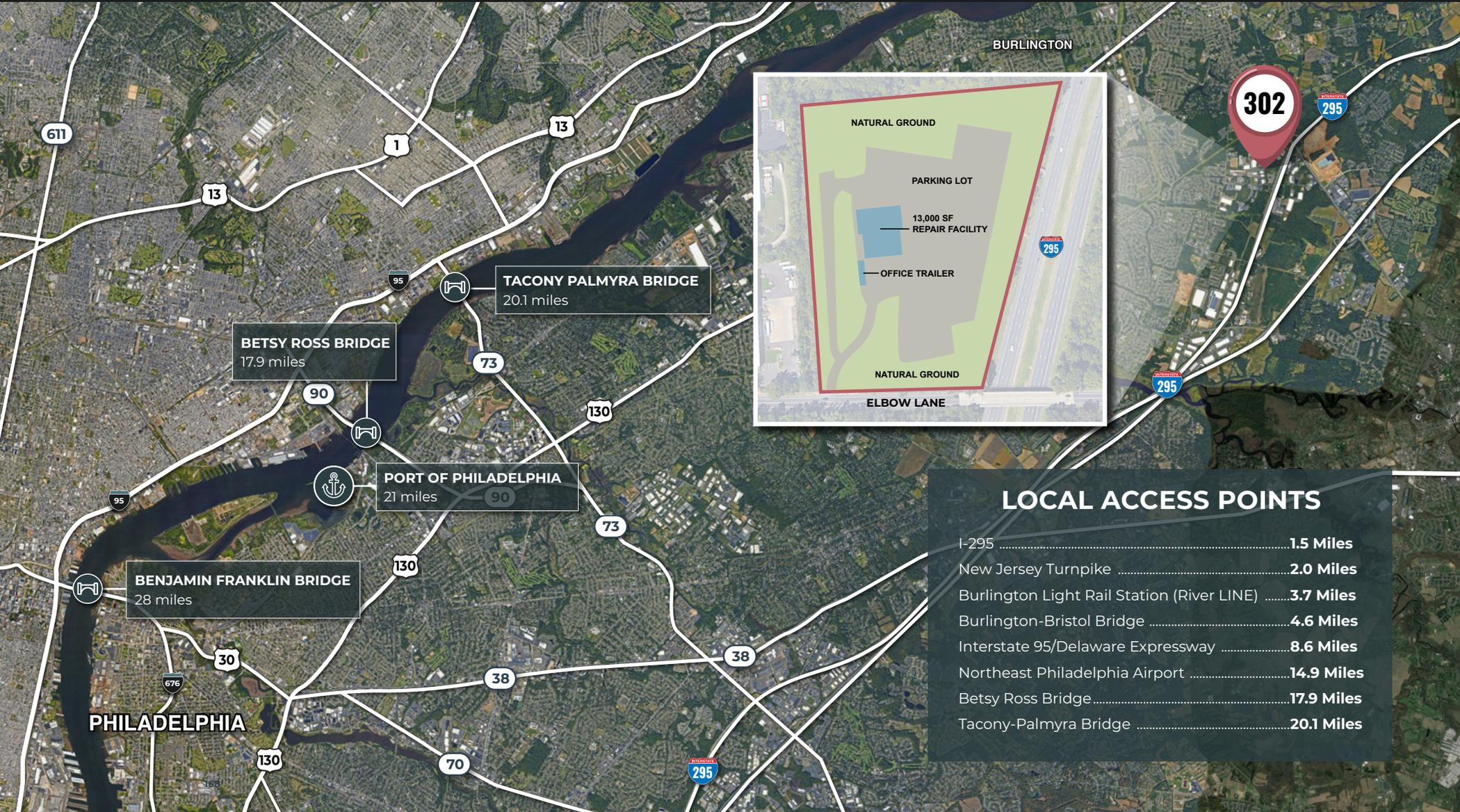
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Location Overview



Premier Regional Connectivity

LABOR INFORMATION

Warehouse Workers:
Average Hourly Earnings - **\$17.46**

2022 Resident Workers

15 Minutes	30 Minutes	45 Minutes
6,059	37,784	89,987

Past 5 Year Growth

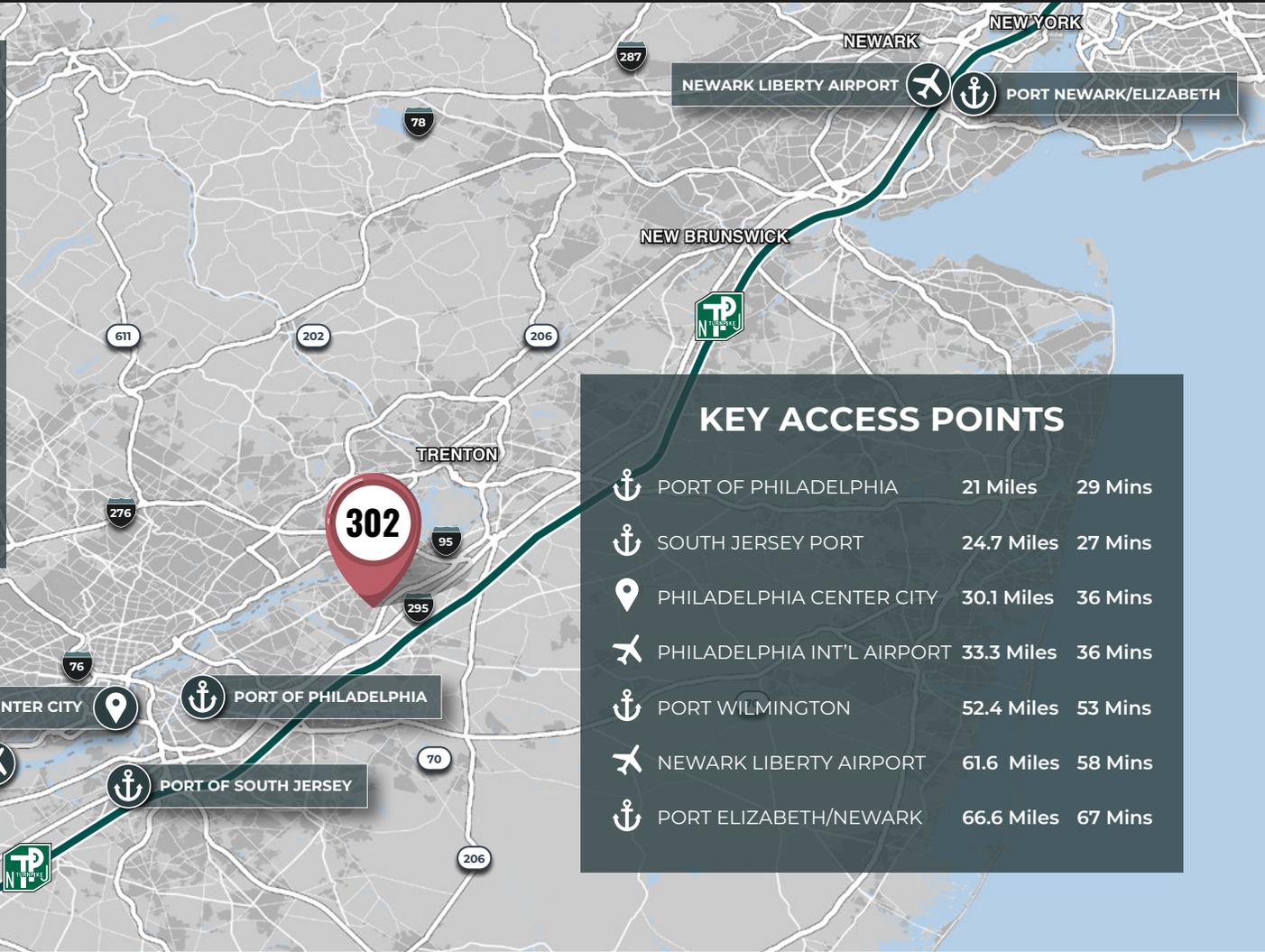
105%	81%	72%
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Net Commuters

402	7,037	2,029
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POPULATION INFORMATION

15 Minutes	30 Minutes	45 Minutes
219,367	1,706,327	4,120,806



KEY ACCESS POINTS

🚢	PORT OF PHILADELPHIA	21 Miles	29 Mins
🚢	SOUTH JERSEY PORT	24.7 Miles	27 Mins
📍	PHILADELPHIA CENTER CITY	30.1 Miles	36 Mins
✈️	PHILADELPHIA INT'L AIRPORT	33.3 Miles	36 Mins
🚢	PORT WILMINGTON	52.4 Miles	53 Mins
✈️	NEWARK LIBERTY AIRPORT	61.6 Miles	58 Mins
🚢	PORT ELIZABETH/NEWARK	66.6 Miles	67 Mins



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