



+/-17,147 SF FLEX/WAREHOUSE FOR LEASE

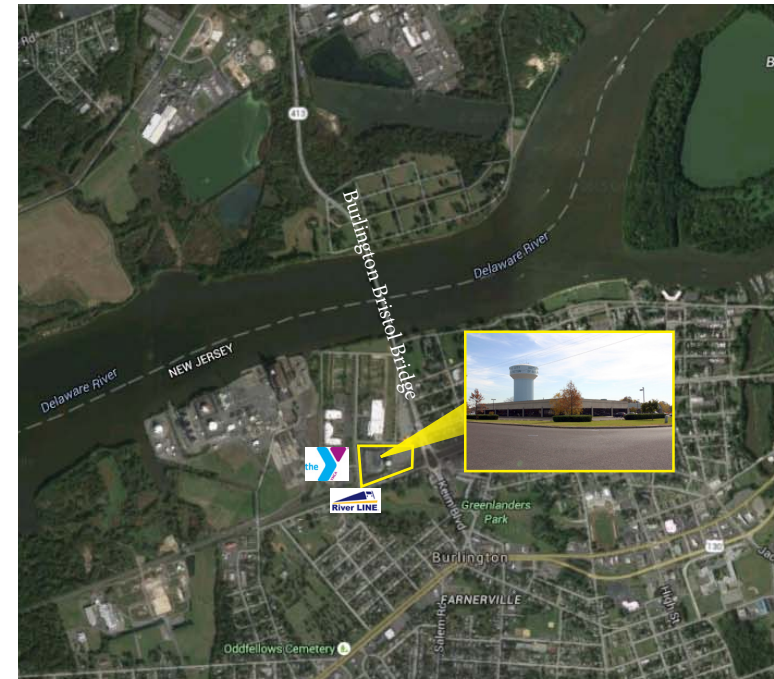


460 VETERANS DRIVE | BURLINGTON | NJ

Wolf Commercial Real Estate

follow us:    

www.WolfCRE.com



Property/Area Description

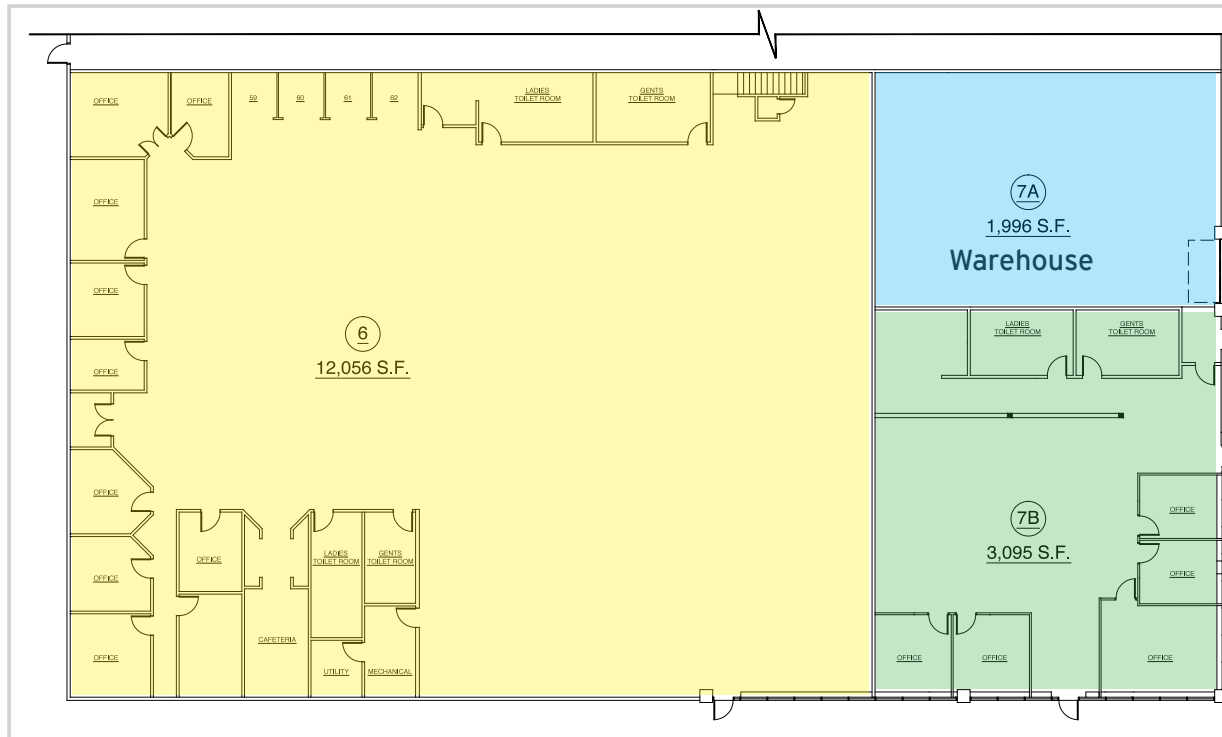
Location	460 Veterans Drive Burlington, NJ
Size/SF Available	+/- 1,996 - 17,147 sf (Divisible)
Asking Lease Price	\$8.00 - \$9.00/ sf NNN
Parking	3.0/1,000 sf
Occupancy	Available for immediate occupancy Flex/office or warehouse option
Signage	Monument & tenant suite signage available
Property/Area Discription	<ul style="list-style-type: none"> ▶ 18' ceiling heights ▶ Column spacing 40'x40' ▶ Zoned for light industrial, R&D and office uses ▶ Building fully heated and air conditioned

Property/Area Description

- ▶ Rooftop Solar System provides "green" source of electric at reduced cost. Building also remains on main electric grid for redundancy RIVERLINE commuter rail station is immediately on-site.
- ▶ Drive-Ins: Installed to tenant's specifications
- ▶ Loading Docks: (3) Interior Tailgate Doors
- ▶ Conveniently located with easy access to the the Burlington Bristol Bridge and I-95

follow us:    

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.



DEMOGRAPHIC SUMMARY

	1 Mile	3 Miles	5 Miles
Population	7,971	74,649	177,699
Household	3,048	27,709	65,703
Median HH Income	\$53,899	\$59,105	\$62,867
Avg HH Income	\$67,189	\$72,758	\$76,830
Traffic Count	21,168 (Reed St & Brown Street)		

Contact Us

Christopher R. Henderson
 Vice President
 856 857 6337
chris.henderson@wolfcre.com

Jason M. Wolf
 Managing Principal
 856 857 6301
jason.wolf@wolfcre.com

follow us:    

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.