



+ / 1,996 - 46,604 SF FLEX/WAREHOUSE FOR LEASE



460 VETERANS DRIVE | BURLINGTON, NJ

Wolf Commercial Real Estate

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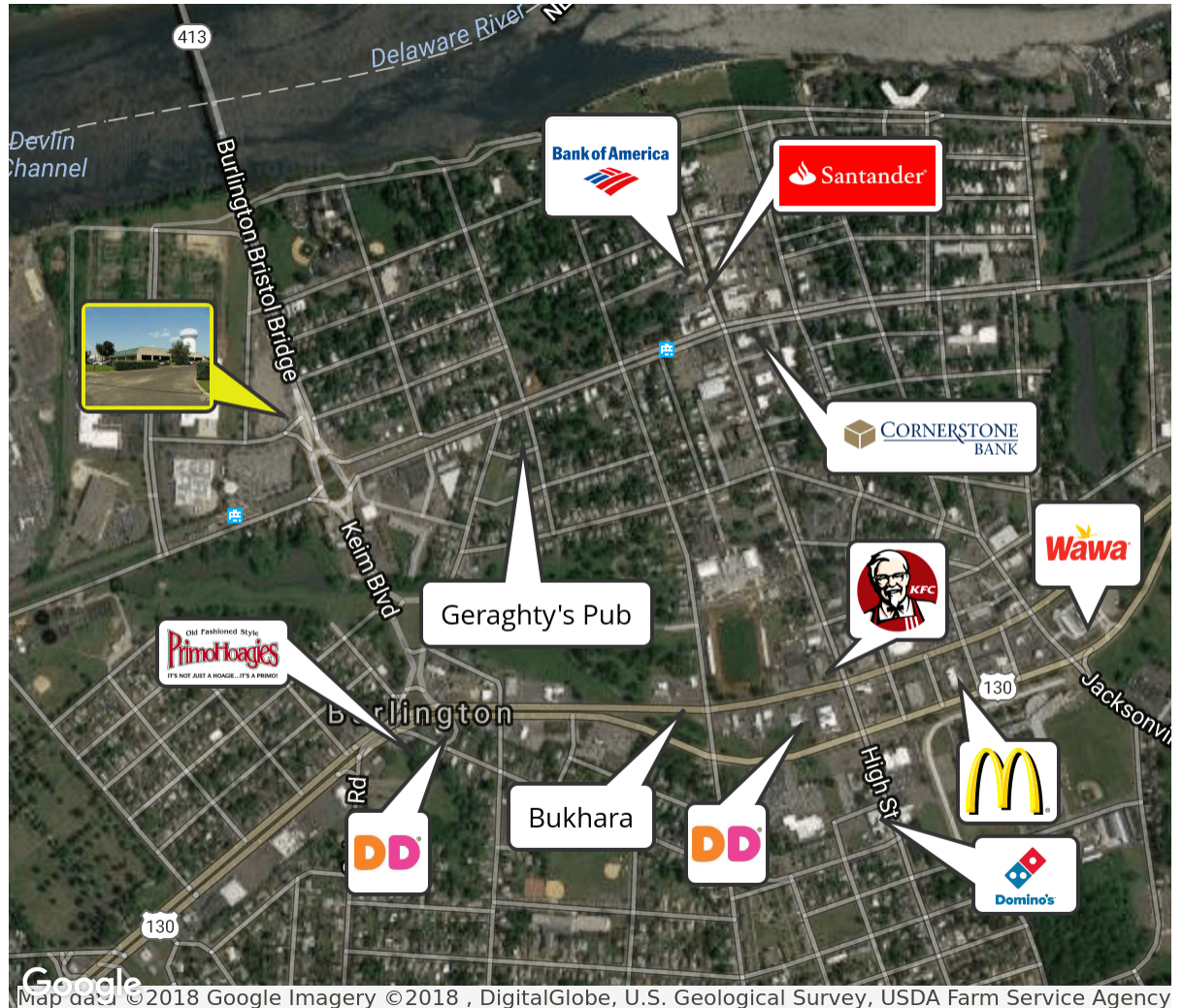
**CORFAC**  
International

## PROPERTY DESCRIPTION

- Location** 460 Veterans Drive  
Burlington, NJ 08016
- Size / SF Available** +/- 1,996 - 46,604 SF (Contiguous)
- Lease Price** \$8.00 - 9.00 SF/yr (NNN)
- Occupancy** Available for immediate occupancy
- Property / Area Description**
- 18' ceiling heights, column spacing 40'x40'
  - Zoned for light industrial, R&D and office uses
  - Building fully heated and air conditioned
  - 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
  - Easy access to the the Burlington Bristol Bridge and I-95

## Contact Us

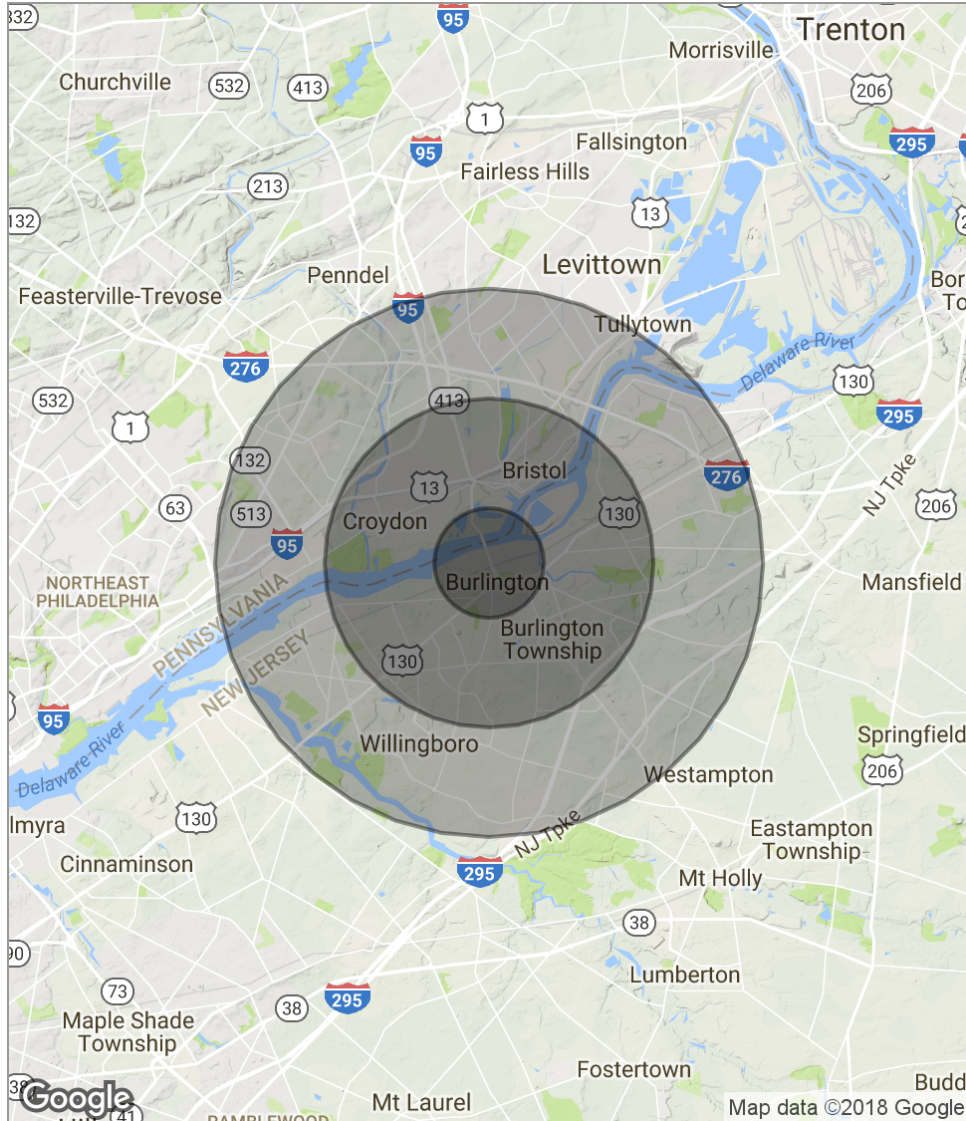
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## DEMOGRAPHICS MAP

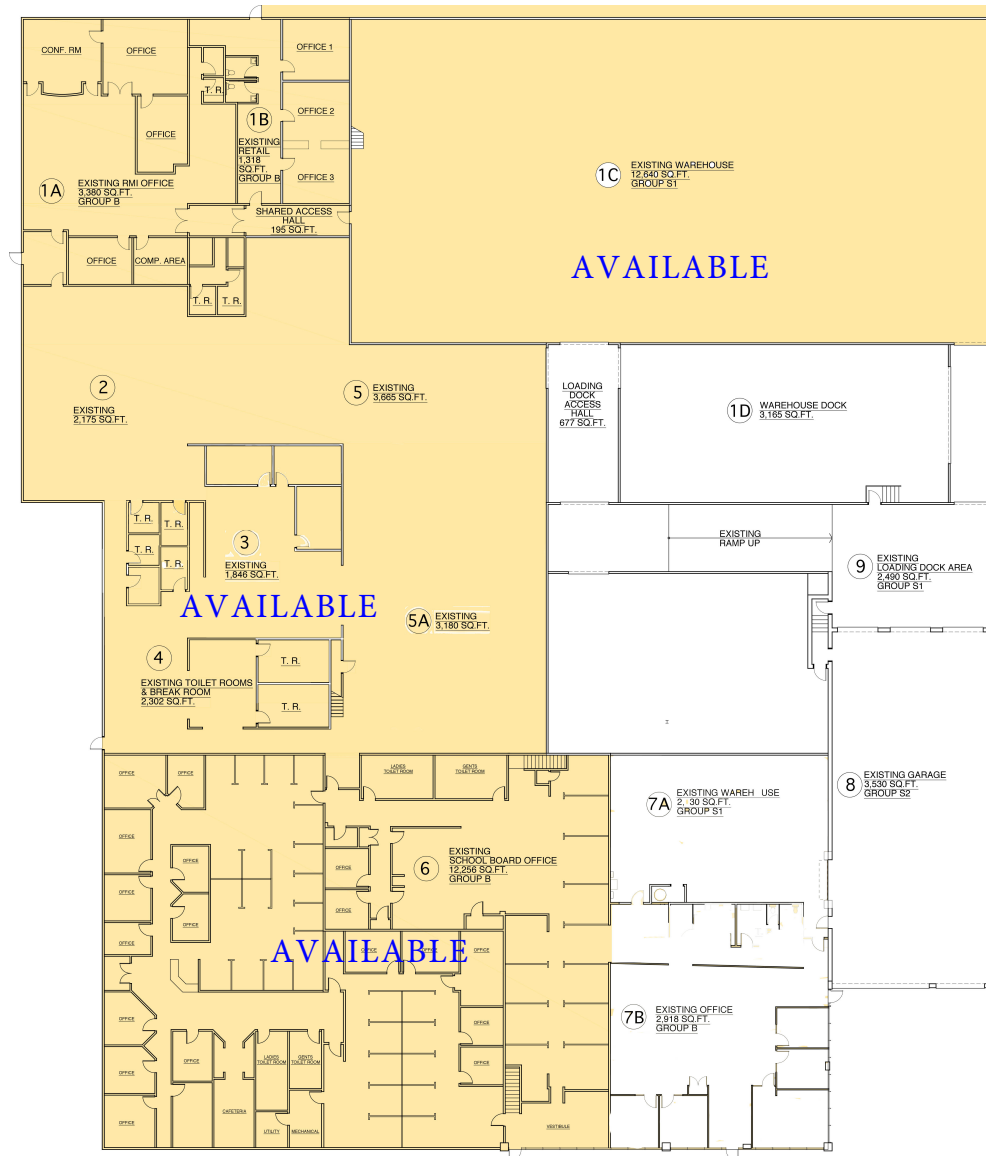


POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,558	77,174	198,264
Median age	39.4	38.3	38.9
Median age (male)	35.2	36.6	37.9
Median age (Female)	40.7	39.4	39.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,505	29,229	74,188
# of persons per HH	2.4	2.6	2.7
Average HH income	\$57,856	\$65,598	\$70,670
Average house value	\$254,070	\$245,023	\$253,305

*\* Demographic data derived from 2010 US Census*

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FLOOR PLANS



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