



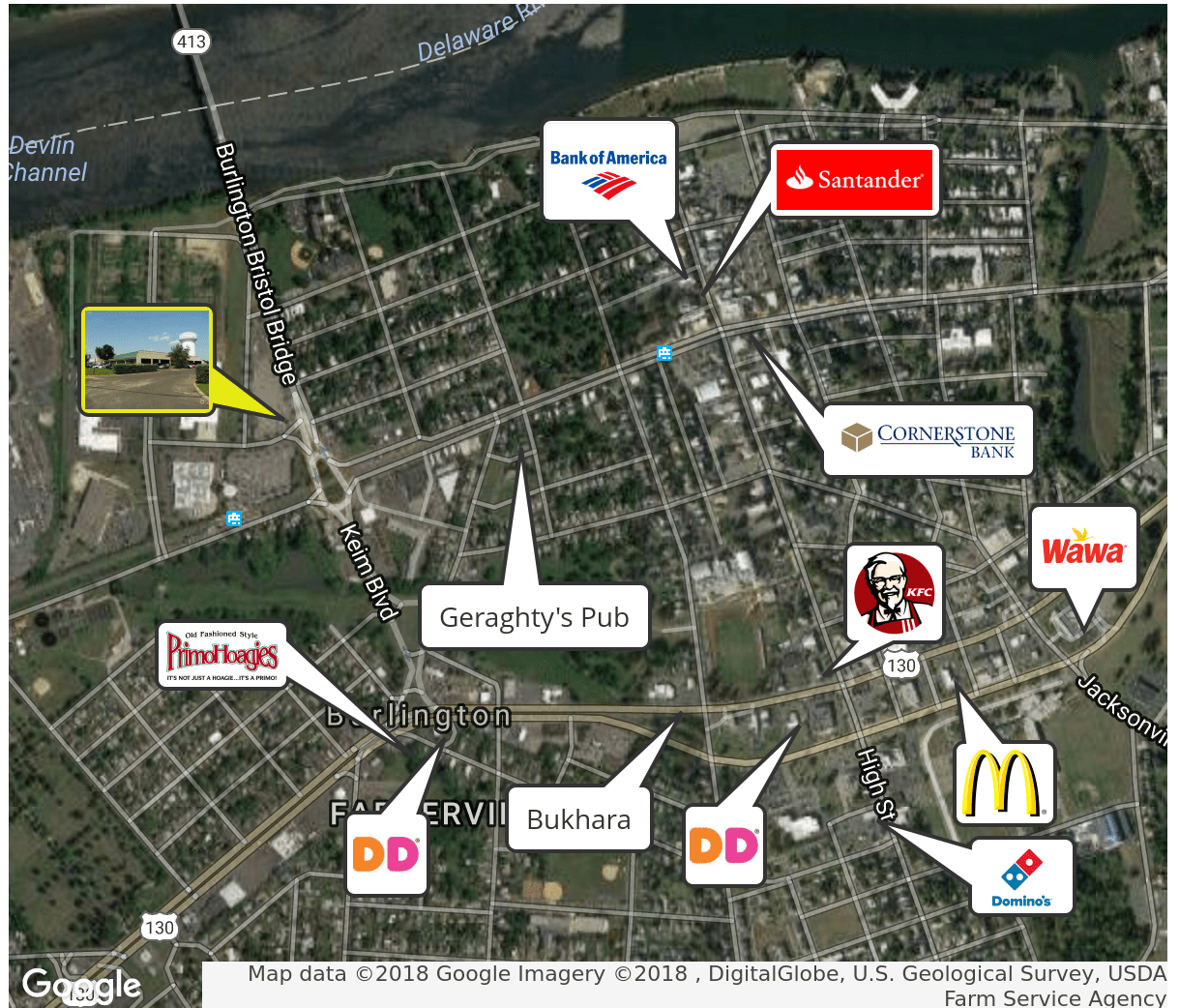
460 VETERANS DRIVE | BURLINGTON, NJ

PROPERTY DESCRIPTION

- Location** 460 Veterans Drive
Burlington, NJ 08016
- Size / SF Available** +/- 1,996 - 48,300 SF
- Lease Price** \$8.00 - 9.00/SF/ (NNN)
- Sale Price** \$4,800,000
- Occupancy** Available for immediate occupancy
- Property / Area Description**
- 8' 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

Contact Us

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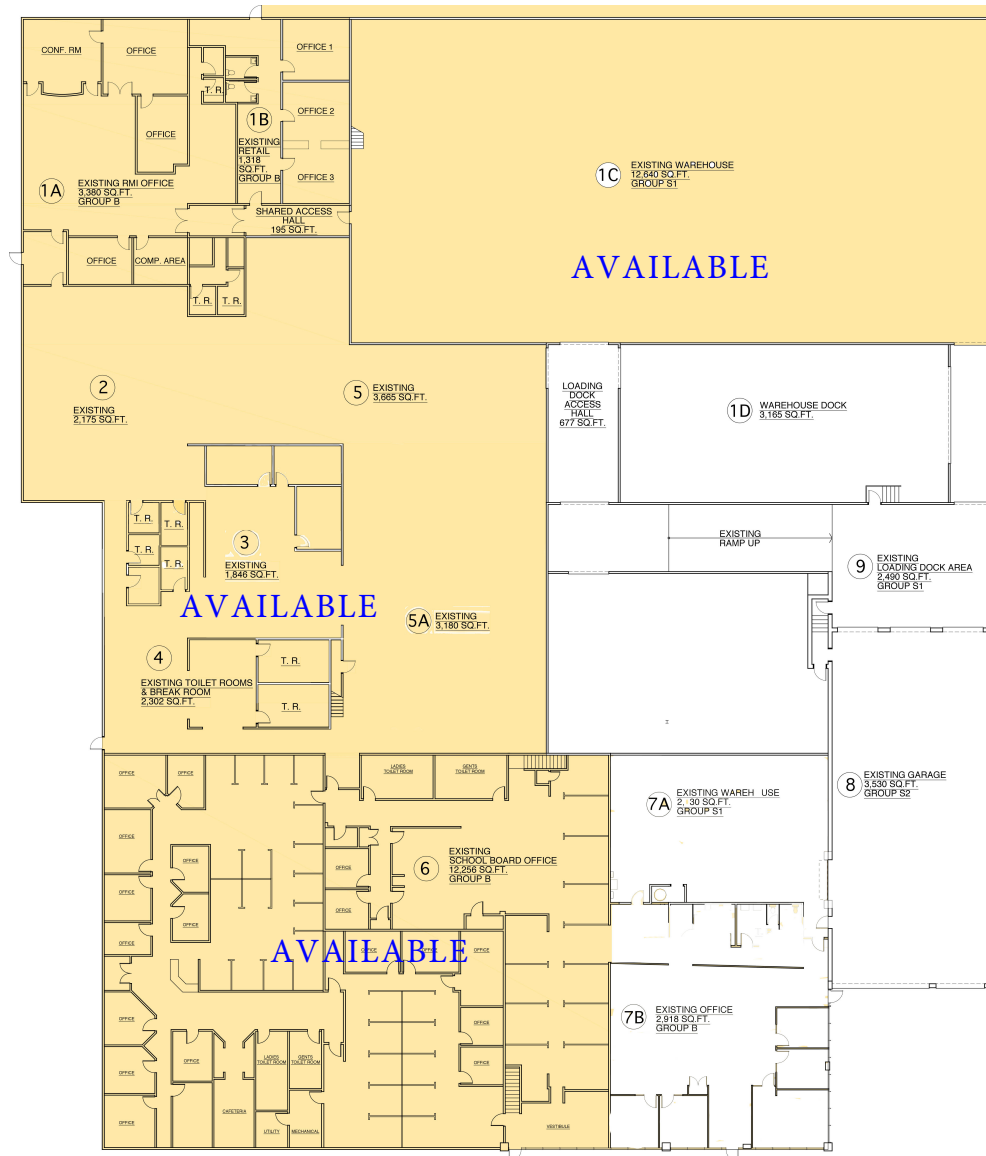


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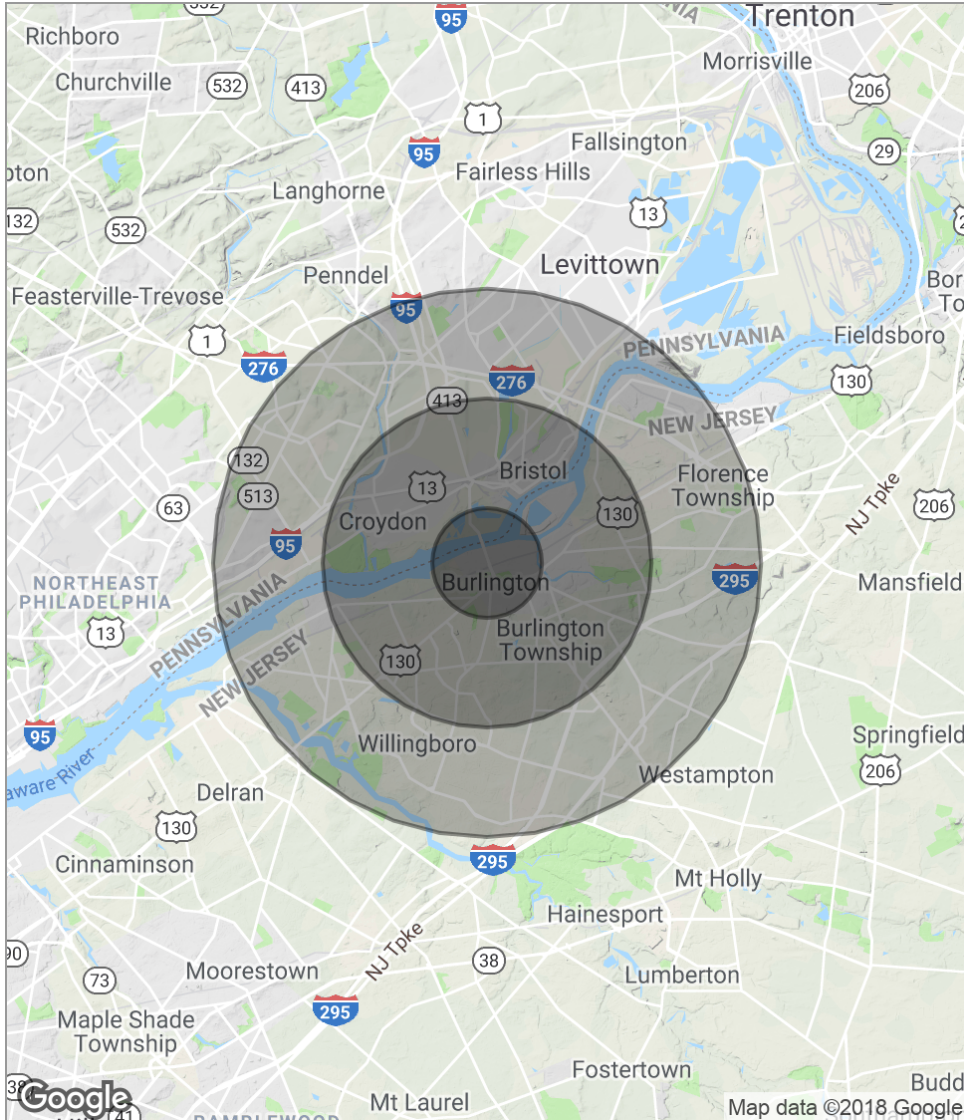
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FLOOR PLANS



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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

TRAFFIC COUNT - ADDRESS	AVG. DAILY VOLUME	MILES FROM SUBJECT PROP.
Reed St & Brown St	21,168	.18
Washington Ave & Madison Ave	45,523	.44
Burlington Pk & Madison Ave	40,738	.44

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