



+/- 63,400 SF FLEX/WAREHOUSE BUILDING FOR SALE /LEASEBACK INVESTMENT OPPORTUNITY



460 VETERANS DRIVE | BURLINGTON | NJ

Wolf Commercial Real Estate

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Property/Area Description

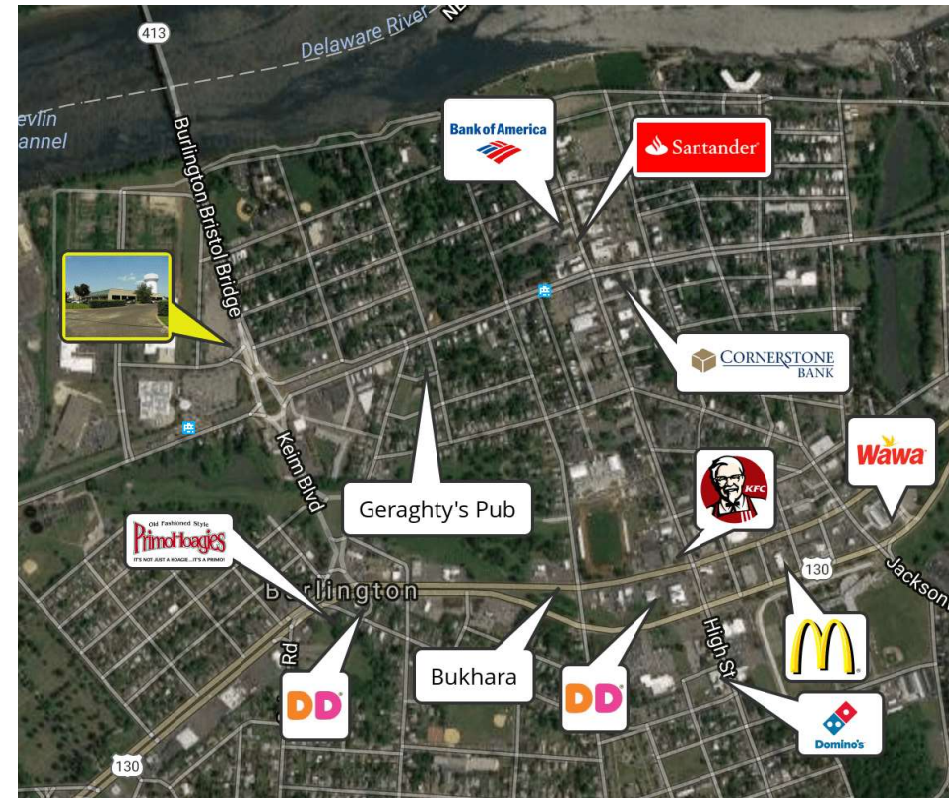
Location	460 Veterans Drive Burlington, NJ
Size/SF Available For Lease Only	+/- 1,996 - 17,147 sf (Divisible)
Asking Lease Price	\$8.00 - \$9.00/ sf NNN
Asking Sale Price	Call for more information
Parking	3.0/1,000 sf
Occupancy	Available for immediate occupancy Flex/office or warehouse option
Signage	Monument & tenant suite signage available

Sale/Leaseback Opportunity - Tenant/Lease Income Information

- ▶ Owner will leaseback +/-33,000 SF @ \$229,000/year NNN
- ▶ Existing Tenant #1 Lease Expires 8/2019 (15,984 SF @ \$71,392/Year NNN)
- ▶ Existing Tenant #2 Lease Expires 10/2020 (14,156 SF @ 59,802/Year NNN)
- ▶ Existing Roof/Solar Lease @ \$31,700/Year

Total Estimated NOI: \$391,894

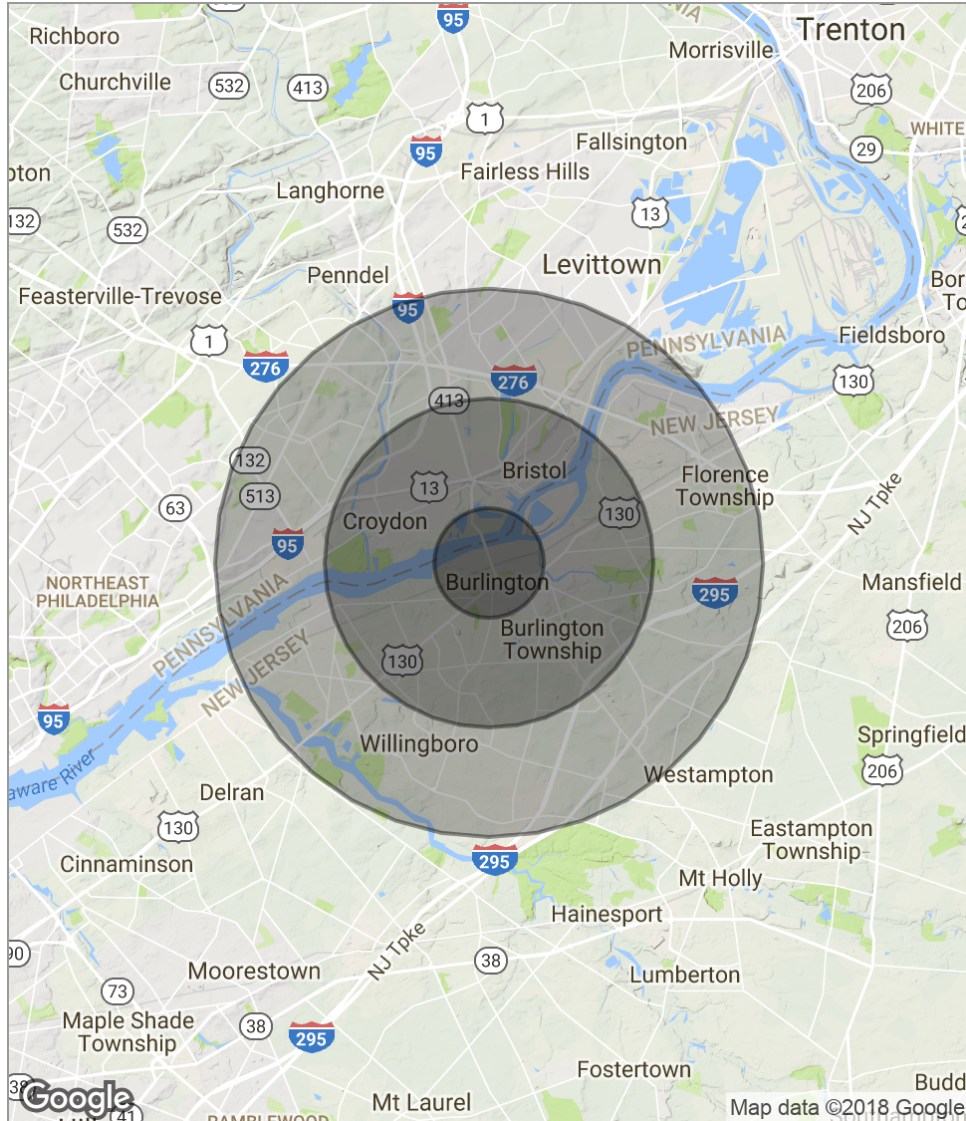
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Property/Area Description

- ▶ 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
- ▶ Conveniently located with easy access to the the Burlington Bristol Bridge and I-95

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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