

OFFICE/WAREHOUSE SPACE FOR LEASE 460 VETERANS DRIVE | BURLINGTON | NJ



Contact Us

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Building Features

| | |
|--------------------|---|
| Location | 460 Veterans Drive Burlington, NJ |
| Size/SF Available | +/- 1,996 - 17,238 sf (Divisible) |
| Asking Lease Price | \$8.00 - \$9.00/ sf NNN |
| Parking | 3.0/1,000 sf |
| Occupancy | Available for immediate occupancy |
| Signage | Monument & tenant suite signage available |

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 onsite.
- ▶ Drive-Ins: Installed to tenant's specifications
- ▶ Loading Docks: (3) Interior Tailgate Doors
- ▶ Conveniently located with easy access to the Burlington Bristol Bridge and I-95

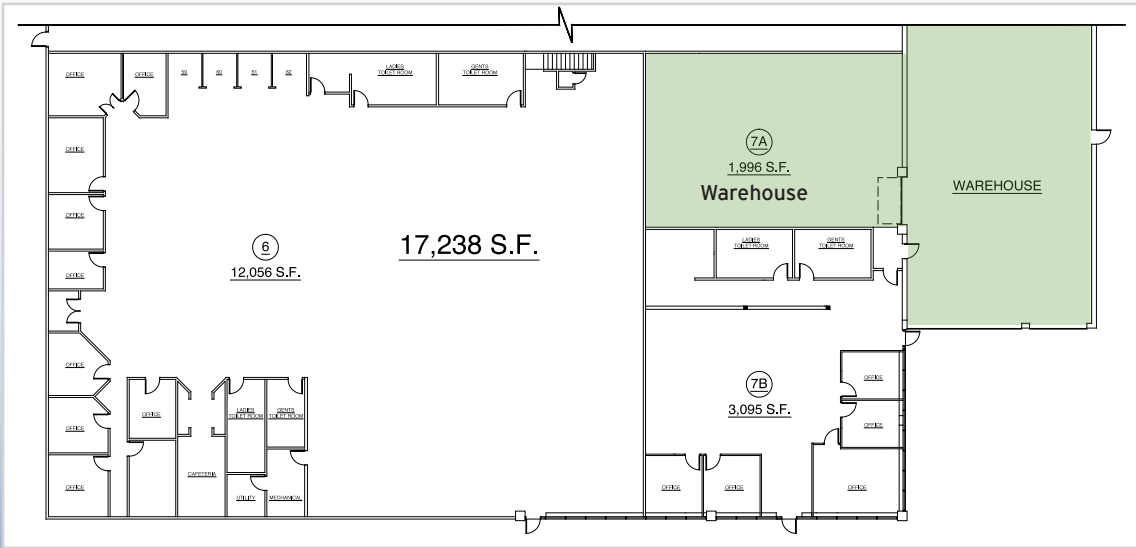
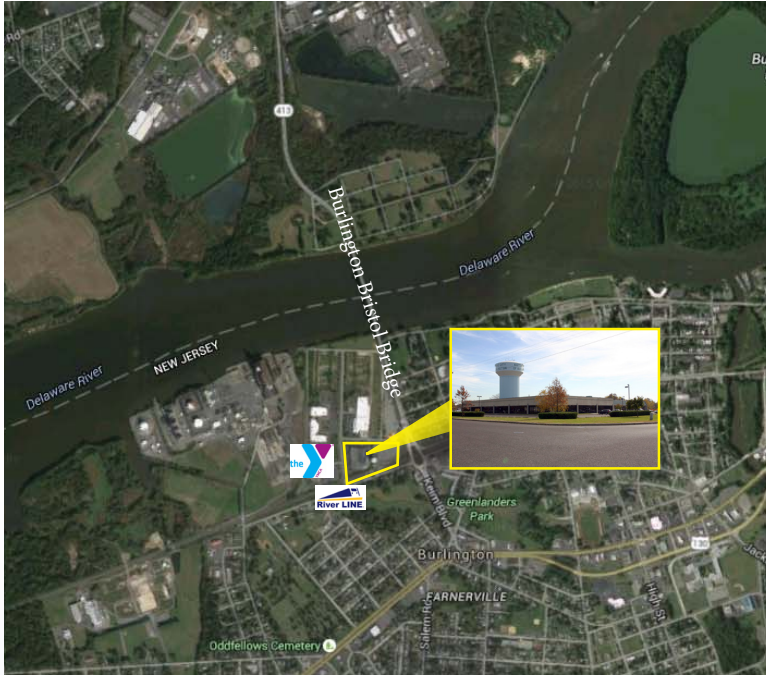
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Building Successful Relationships



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) | | |

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