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

460 VETERANS DRIVE | BURLINGTON | NJ
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

Asking Sale Price Call for more information

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

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

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.
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**Demographic Data**

<table>
<thead>
<tr>
<th>POPULATION</th>
<th>1 MILE</th>
<th>3 MILES</th>
<th>5 MILES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total population</td>
<td>8,558</td>
<td>77,174</td>
<td>198,264</td>
</tr>
<tr>
<td>Median age</td>
<td>39.4</td>
<td>38.3</td>
<td>38.9</td>
</tr>
<tr>
<td>Median age (male)</td>
<td>35.2</td>
<td>36.6</td>
<td>37.9</td>
</tr>
<tr>
<td>Median age (Female)</td>
<td>40.7</td>
<td>39.4</td>
<td>39.8</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>HOUSEHOLDS &amp; INCOME</th>
<th>1 MILE</th>
<th>3 MILES</th>
<th>5 MILES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total households</td>
<td>3,505</td>
<td>29,229</td>
<td>74,188</td>
</tr>
<tr>
<td># of persons per HH</td>
<td>2.4</td>
<td>2.6</td>
<td>2.7</td>
</tr>
<tr>
<td>Average HH income</td>
<td>$57,856</td>
<td>$65,598</td>
<td>$70,670</td>
</tr>
<tr>
<td>Average house value</td>
<td>$254,070</td>
<td>$245,023</td>
<td>$253,305</td>
</tr>
</tbody>
</table>

* Demographic data derived from 2010 US Census

**Traffic Count**

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