

AVAILABLE • TAX INCENTIVES

PREMIER BURLINGTON COUNTY LOCATION

APPROX. 71,280 SQ. FT. ON 5.68 ACRES • WILL DIVIDE



2001 US Route 130, Florence Township, Burlington County, NJ

LOT SIZE: 5.68 acres

PARKING: Approx. forty-six (46) automobiles; expandable.

DESCRIPTION: New construction.

SIZE OF BUILDING: Approx. 71,280 sq. ft. **Offices:** Build-to-suit.

AGE OF BUILDING: Built in 2021.

CONSTRUCTION: **Frame:** Steel, **Walls:** Tilt up panel, **Floors:** 7" concrete (4,000 PSI), **Roof:** TPO roofing system.

CEILING HEIGHT: 40'0" sloping to 36'0" clear under bar joist.

COLUMN SPACING: 53' x 54' with 60' speed bay.

LOADING: **Tailgate:** Fourteen (14) vertical lift insulated steel sectional dock doors. **Drive-in:** Two (2) 14' x 14' vertical lift electrically-operated steel sectional doors.

SPRINKLER: ESFR system.

INTERIOR LIGHTING: LED.

EXTERIOR LIGHTING: Wall-mounted and pole-mounted LED fixtures.

ELECTRICAL SERVICE: 800 amp, 480 volt, 3 phase; service provided by PSE&G.

OFFICE AREA: Build-to-suit.

TOILET FACILITIES: Build-to-suit.

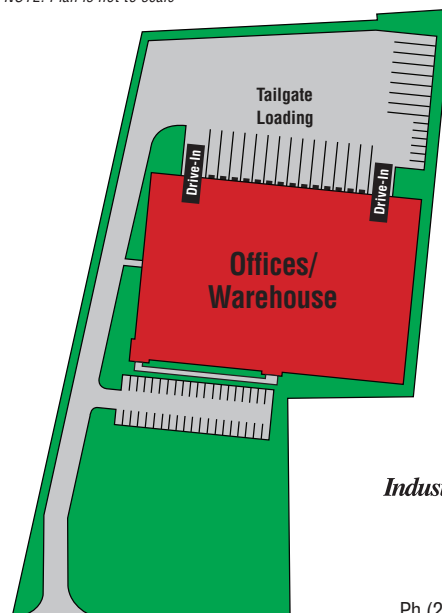
WATER: Service provided by New Jersey American Water.

SEWER: Service provided by Burlington Township Public Works.

GAS: Service provided by PSE&G.

SITE PLAN

NOTE: Plan is not to scale



Route 130



Roddy

Industrial & Commercial Real Estate

Glennview Corporate Center
3220 Tillman Dr. Suite 403
Bensalem, PA 19020-2028

Ph (215) 245-2600, Fax (215) 245-2670
email: realestate@roddyinc.com

Visit this property and others at: www.rododyinc.com

All information furnished regarding property for sale or rental is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and same is submitted subject to errors, omissions, change of price, or other conditions, prior sale or lease or withdrawal without notice. No liability of any kind is to be imposed on the Broker herein.

LOCATION

Ideally located along Route 130 and the New Jersey Turnpike - Exit 6A in Florence Township, Burlington County, NJ. The property is situated at the entrance of the Haines Center, an approximate 800 acre rail-served business complex housing such tenants as Destination Maternity, BJ's Wholesale Club, HD Supply and Trane. The property is just forty-five (45) minutes from Metropolitan Philadelphia, twenty (20) minutes from Trenton, NJ and eighty (80) minutes from New York.

AIRPORT

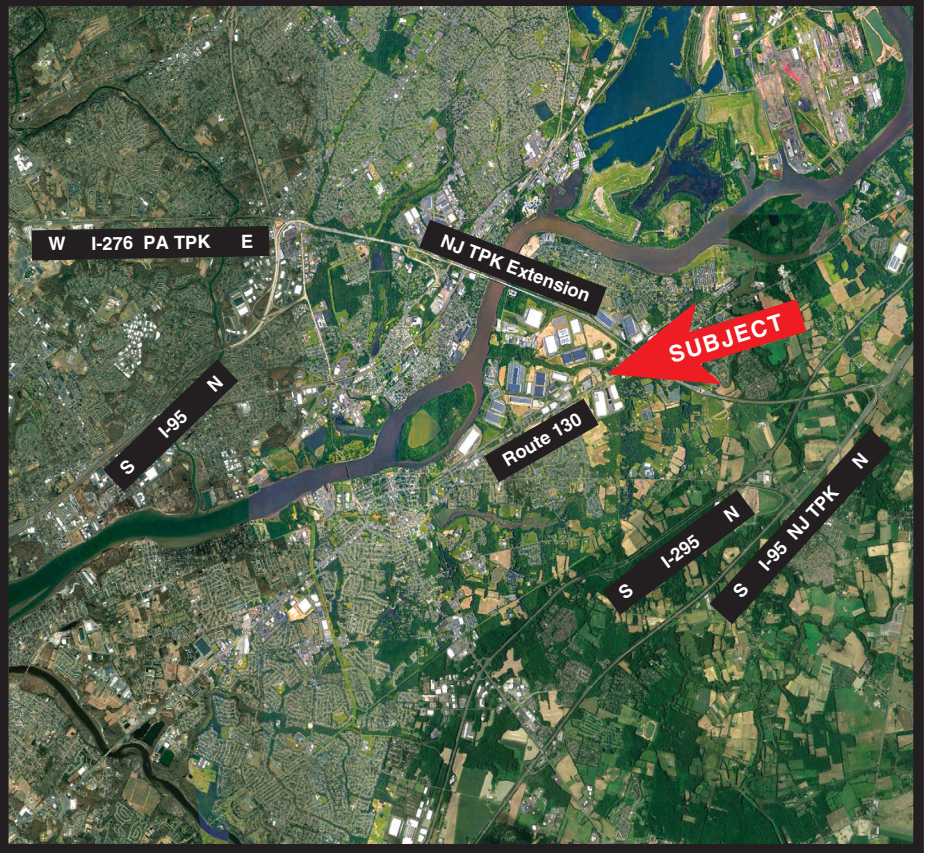
Philadelphia International (PHL) is forty-five (45) minutes away, Northeast Philadelphia (PNE) is twenty-five (25) minutes away and Trenton-Mercer (TTN) is twenty-five (25) minutes away.

HOTELS

Most major hotels are represented in the area within a five (5) to ten (10) minute drive.

PUBLIC TRANSPORTATION

- River Line Light Rail stops at the Florence Station which is within walking distance.
- Burlink Bus Route B5 originates at Florence Rail Station which is within walking distance of the property and travels along Route 130 providing access to The Haines Center, NFI Park and New Jersey Transit Bus line 409.
- New Jersey Transit Bus line 409 serves the Trenton-Willingboro-Philadelphia markets making a stop at the Haines Center.



Industrial & Commercial Real Estate
Glenview Corporate Center
3220 Tillman Dr. Suite 403
Bensalem, PA 19020-2028
Ph (215) 245-2600, Fax (215) 245-2670
email: realestate@roddyinc.com
website: www.roddyinc.com

