

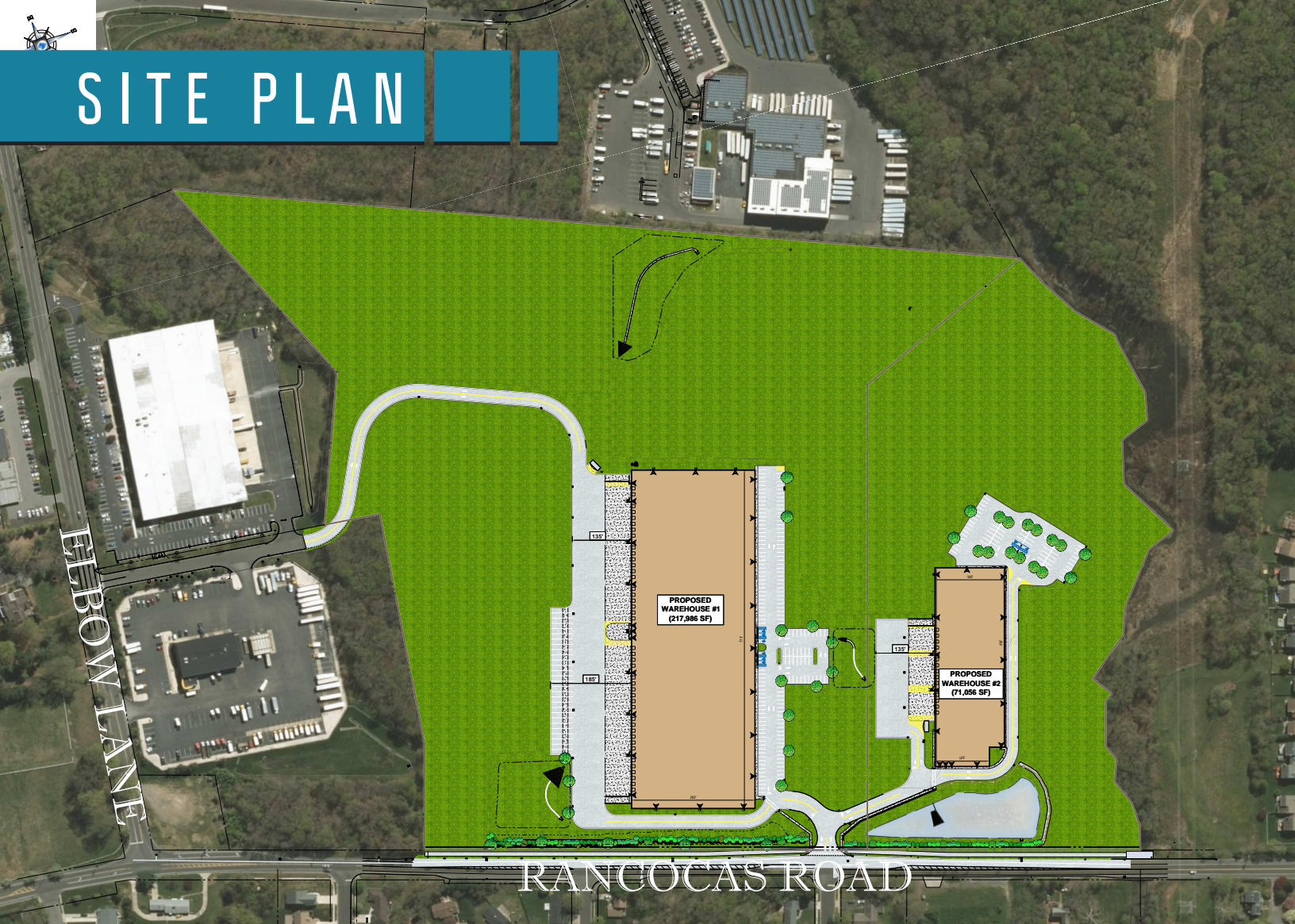
NEW CONSTRUCTION AT I-295 EXIT 47 AND NJ TPK EXIT 5 IN THE HEART OF CENTRAL NJ  
**2 WAREHOUSE BUILDINGS AVAILABLE**

# 2609

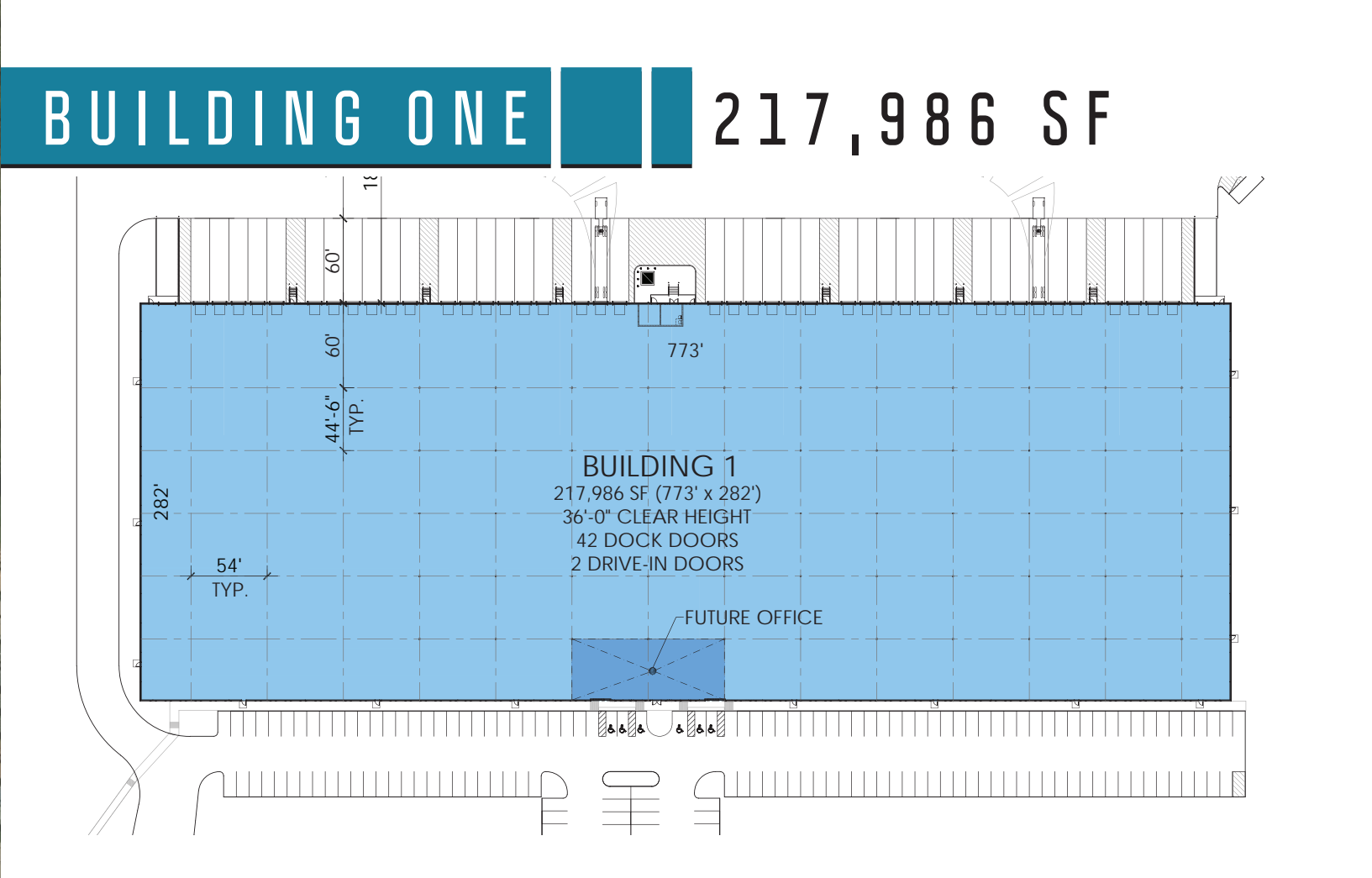
RANCOCAS ROAD  
BURLINGTON TOWNSHIP, NJ





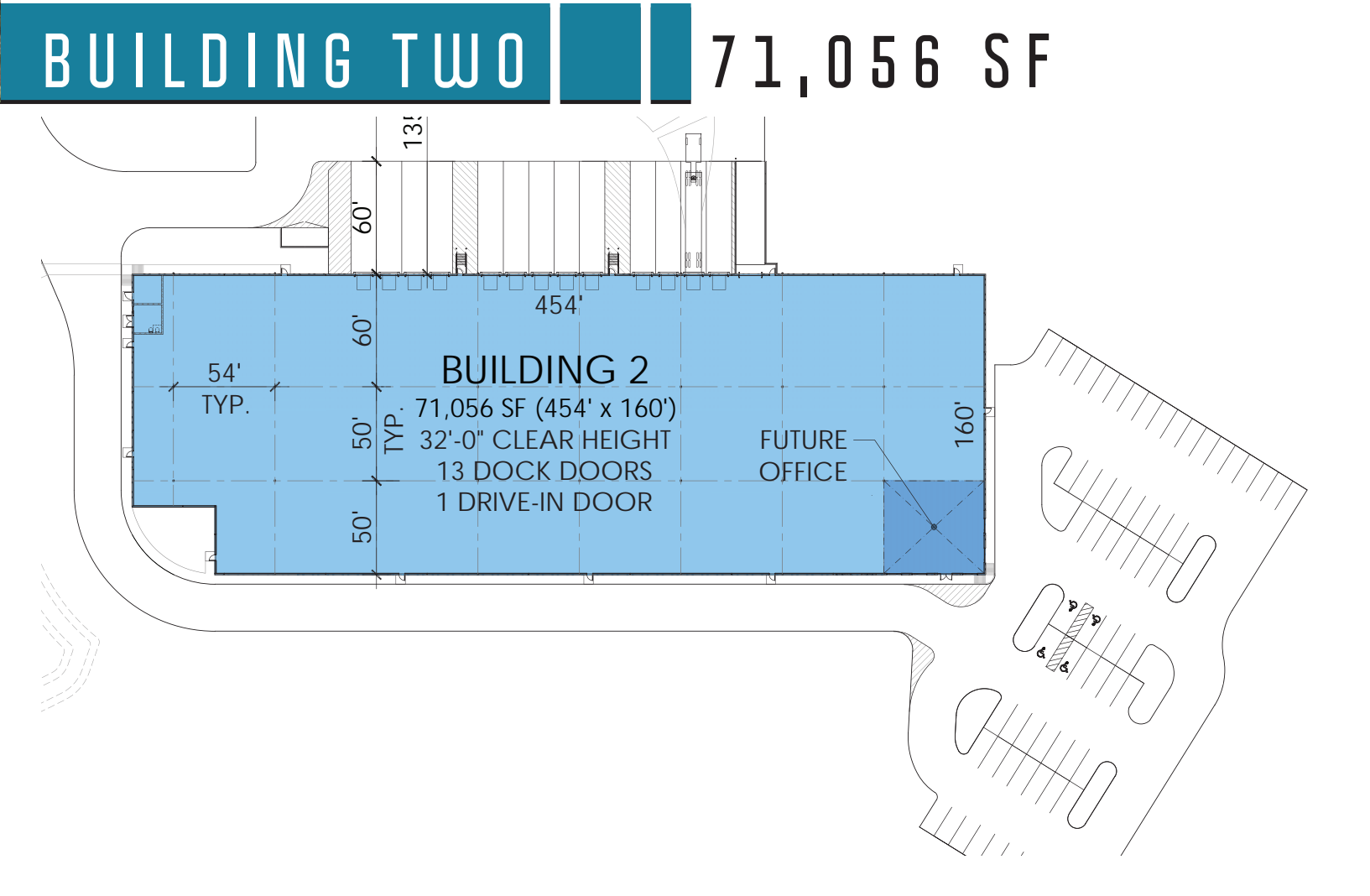


## SITE PLAN



## BUILDING ONE

217,986 SF



## BUILDING TWO

71,056 SF

## BUILDING SPECS

	BUILDING ONE	BUILDING TWO
Building Size	217,986 SF	71,056 SF
Site	39.89 Acres	16.70 Acres
Ceiling Height	36'	32'
Sprinkler	ESFR	ESFR
Loading	42 Docks	13 Docks
Drive-In Doors	2	1
Auto Parking	183	71
Trailer Parking	28	0
Column Spacing	54' x 44'6"	54' x 50'
Speed Bay	60'	60'
Floors	7"	6"
Lighting	LED	LED
Roof	60 mil TPO	60 mil TPO



## LOCATION

Two Class A distribution buildings located in the heart of the Central New Jersey industrial market, providing immediate access to the main arteries serving the Mid Atlantic United States. Burlington Township, NJ is home to many of the nation's premier companies with logistics operations here, like Amazon, Burlington Stores, H&M, Colgate-Palmolive, Penske, McLane Foodservice, BJ's Wholesale, Trane, HD Supply

## AMENITIES

Situated along Rt 541 is a long list of amenities, including hotels, restaurants, major retailers, and plenty of convenience outlets, including those shown below, all located within 2 miles of 2609 Rancocas Road:

## RETAIL

Home Depot	Walmart
Target	Starbucks
U-Haul Storage	Dicks Sporting Goods

## RESTAURANTS

Fridays	IHOP
Applebees	Cracker Barrel
Chick Fil A	Wawa
McDonalds	

## HOSPITALITY

Hilton Garden Inn	Comfort Inn & Suites
Red Roof Inn	Courtyard by Marriott
Holiday Inn Express	



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