



INDUSTRIAL PROPERTY FOR LEASE

56,000 SF on 8.19 Acres

302 Commerce Square Boulevard

Burlington, NJ 08016



PROPERTY DETAILS

SPACE

- 56,000 SF Warehouse Facility, divisible to 15,000 SF
- 8.19 Acres

OFFICE

- Build to Suit
- Built in 1969

PARKING

- 224 Surface Parking Spaces

STORAGE

- Additional Outdoor Storage

LOADING DOCKS

- Three (3) Loading Docks

DRIVE-IN

- Four (4) Drive-in Doors (8' x 10')

HEAT

- Gas-Fired Space Heaters

HVAC

- Fully Air-Conditioned

SPRINKLER

- 100% Wet Sprinkler System

ON-SITE TRANSFORMER

- Rated 300kVA
- Primary 13kV
- Secondary 480/277V

PUBLIC TRANSPORTATION

- Serviced by NJ Transit's River Line (Burlington South Light Rail Station)

POWER

- 800 Amps

ZONING

- I2 - Industrial Park District (City of Burlington)

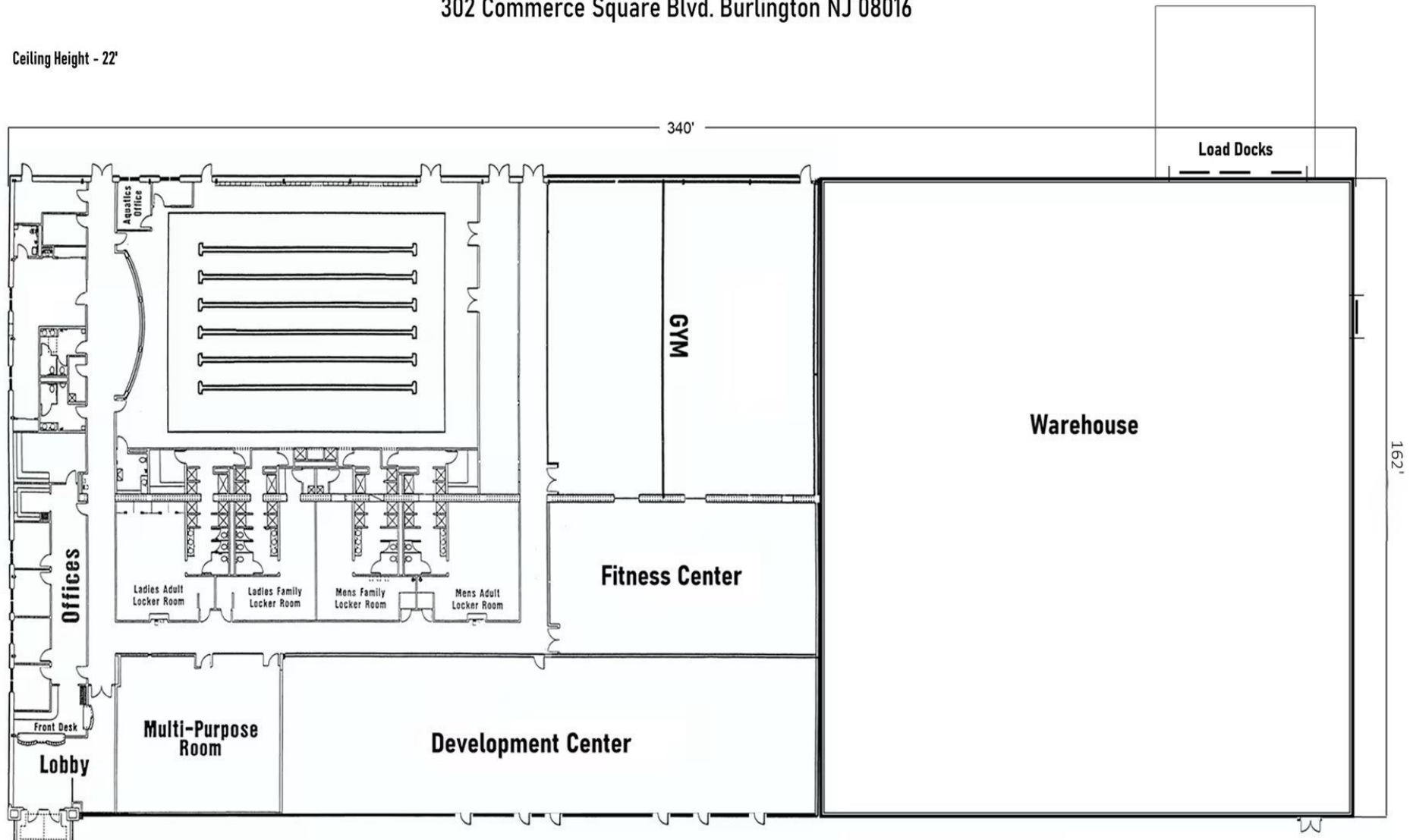
LOCATION

- Strategically located in Burlington, New Jersey, with direct access to U.S. Route 130 and close proximity to Interstate 295, Interstate 95, and the New Jersey Turnpike, providing excellent connectivity to the greater Philadelphia and Southern New Jersey markets. The property is situated within an established industrial corridor ideal for distribution, logistics, and warehouse users.

FLOOR PLANS

302 Commerce Square Blvd. Burlington NJ 08016

Ceiling Height - 22'



SITE PLANS

RIVERSIDE ABSTRACT, LLC COMMITMENT NO. RANJ-40794 - SCHEDULE B, SECTION II:

- Numbers correspond with survey-related Schedule B exception items contained in the above referenced Title Commitment.
- Subject to Riparian Grant as set forth in Book 514, Page 447, -NOT PLOTTED ON SURVEY. IT IS NOT ON OR DOES NOT TOUCH THE SURVEYED PROPERTY.
 - Subject to Utility Easements as set forth in Book 936, Page 370 -NOT PLOTTED ON SURVEY. IT IS NOT ON OR DOES NOT TOUCH THE SURVEYED PROPERTY.
 - Subject to Rights of the Board of Commerce and Navigation as set forth in Book 1078, Page 2, -NOT PLOTTED ON SURVEY. BLANKET IN NATURE.
 - Subject to Rights of the Board of Commerce and Navigation as set forth in Book 1074, Page 204, -NOT PLOTTED ON SURVEY. DOCUMENT NOT AVAILABLE.
 - Subject to Notice of Supplemental Final Order and Judgment as set forth in Book 6678, Page 30, -NOT PLOTTED ON SURVEY. NO PLOTTABLE ELEMENTS.
 - Subject to Access Easement as set forth in Book 1991, Page 1125, -NOT PLOTTED ON SURVEY. IT IS NOT ON OR DOES NOT TOUCH THE SURVEYED PROPERTY.
 - Subject to Sublease to Young Men's Christian Association of Burlington County, dated January 1, 2020, -NOT PLOTTED ON SURVEY. DOCUMENT NOT AVAILABLE.
 - Any and all terms, conditions, easements, rights of way, reservations, restrictions, provisions, limitations and/or requirements as set forth on Field Map entitled "Subdivision of Burlington Commerce Square, Block 1, Lot 3 and Block 1,01, et al., City of Burlington, Burlington County, New Jersey" as Map No. 4813, date filed: October 26, 1988.
 - 8 foot wide Telephone Easement
 - 10 foot wide Transmission Line Easement
 - 120 feet wide Public Service Electric and Gas Co. Easement
 - 80 foot wide Sanitary Sewer and Drainage Easement -PLOTTED ON SURVEY.
 - Any and all terms, conditions, easements, rights of way, reservations, restrictions, provisions, limitations and/or requirements as set forth on Field Map entitled "Subdivision of Burlington Commerce Square, City of Burlington, Burlington County, New Jersey" as Map No. 4214, date filed: February 5, 1986, -PLOTTED ON SURVEY.

- ### MISCELLANEOUS NOTES:
- There is direct access to the subject property via Commerce Square Boulevard a public right-of-way.
 - The location of all utilities shown on the survey are from visible surface evidence only.
 - The present address on site is 302 Commerce Square Boulevard.
 - At the time of this survey, there was no observable surface evidence of earth moving work, building construction or building additions within recent months.
 - All the lots of this survey, there was no observable evidence of the subject property being used as a solid waste dump, sump or sanitary landfill.
 - All the lots of this survey, there was no observable evidence of any recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
 - All the lots of this survey, there was no observable evidence of any recent street or sidewalk construction or repairs.
 - The Property surveyed and shown hereon is the same property described in Schedule A of Riverside Abstract, LLC, Title Commitment No. RANJ-40794 with an effective date of November 3, 2020 at 12:00 pm.
 - Parking grades: 213 Major Grades, 8 Interloop, 221 Total.

SYMBOLS

(THIS IS A STANDARD LEGEND NOT ALL ITEMS ARE ON THE SURVEY)

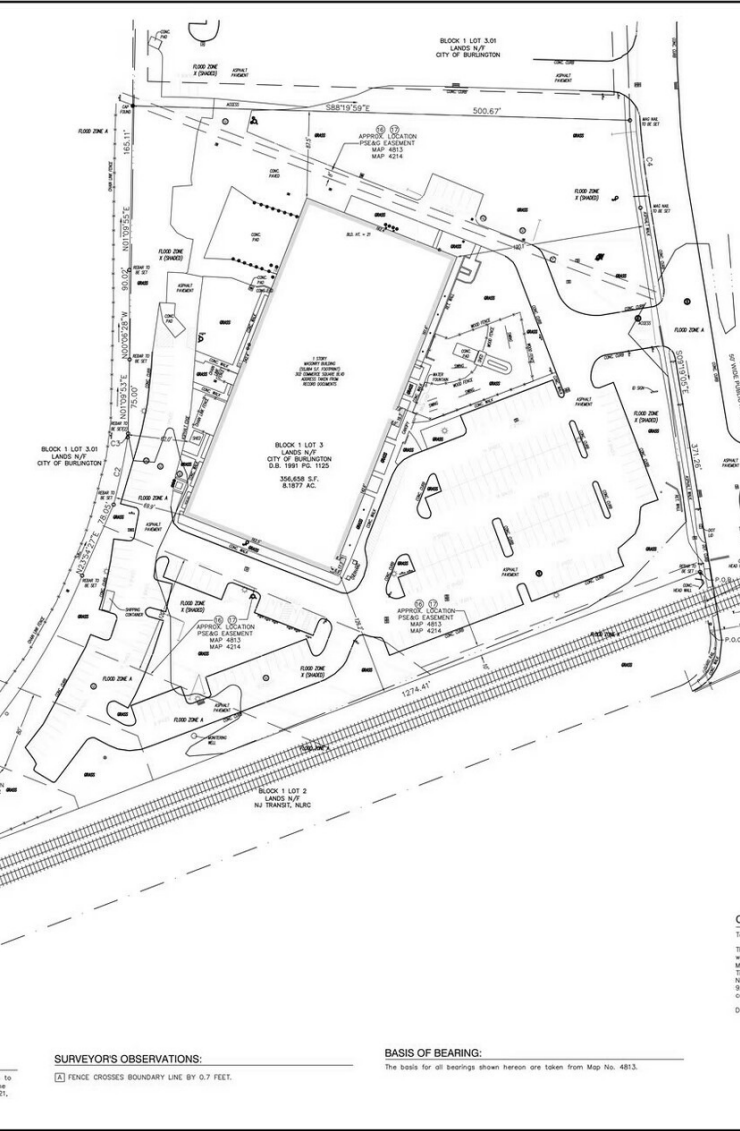
MANHOLE ROUND	SPW LIGHT	WATER MANHOLE
MANHOLE TO BE SET	POWERPOLE	WATER VALVE
BENCHMARK TOP	DAY WIRE	WATER METER
INDICED DATA	LIGHT POLE	SEWER / FIC
SURVEYED DATA	STREET LIGHT POLE	GAS MANHOLE
PAV. RIGHT OF WAY	ELEC. TRANSFORMER	GAS VALVE
SAL. SET BACK LINE	AIR CONDITONER	AIR METER
REF. REINFORCED CONC. PIPE	ELEC. MANHOLE	UNDERGROUND
CONCRETE CONC. PIPE	ELEC. METER	LANE MARKING
PVC PLASTIC PIPE	ELECTRIC METER	TELEPHONE MANHOLE
UNRECORDED	CABLE BOX	TELEPHONE MANHOLE
POLYETHYLENE	TRAFIC POLES	TELEPHONE BOX
NEW PIPE	TRAFIC SIGNAL	UNDERGROUND
DUCTILE IRON PIPE	SEWER MANHOLE	FLAG POLE
LANDSCAPING	TRAFIC SIGNAL	ROSE HOLE
DESIDUOUS TREE	SEWER MANHOLE	MONITORING WELL
EMERGENCY TREE	CLEAN OUT	MAN BOX
FENCELINE	STONE MANHOLE	SOIL
C-CABLE TELEVISION LINE	STONE INLET	WETLAND CODES
ELECTRICAL LINE	CONC. INLET	AIR COMPRESSOR
CO-USE LINE	ROUND STONE INLET	UNKNOWN MANHOLE
TELEPHONE LINE	WATER LINE	ADA PARKING
WATER LINE	UNKNOWN MANHOLE	UNDER GROUND
OVERHEAD ELECTRIC WIRE	UNDER GROUND	

RIVERSIDE ABSTRACT, LLC COMMITMENT NO. RANJ-40794 - SCHEDULE A:

The Land is described as follows:
All that certain lot, tract or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Burlington, County of Burlington, State of New Jersey being more particularly described as follows:
Legal description to be provided upon receipt of acceptable survey. No insurance will be provided until such time as an acceptable survey is provided.
FOR INFORMATION ONLY:
County: Burlington, Municipality: Burlington City
Tax Block: 1, Tax Lot: 3
Address: 302 Commerce Square Boulevard, Burlington, NJ 08016.

AS SURVEYED DESCRIPTION

- Beginning at a point in the westerly line of Commerce Square Boulevard (60 feet wide), said point being North 09°10'30" West a distance of 61.20 feet from the northerly end of a curve connecting said westerly line of Commerce Square Boulevard with the northerly line of the Broad Street (50 feet wide), running thence:
- Along the northerly line of Block 1 Lot 2, lands n/r/ NJ Transit, N.J.R.C. South 69°10'55" West a distance of 1,274.64 feet to a point at the southerly corner of Block 1 Lot 1, Thence,
 - Along Block 1 Lot 1 the following 3 courses and distances:
1. North 58°42'49" East a distance of 152.07 feet to a point, Thence,
2. North 61°09'50" East a distance of 33.13 feet to a point in the southerly line of Block 1 Lot 7, Thence,
 - Along Block 1 Lot 7 the following 9 courses and distances:
1. South 78°14'01" East a distance of 27.86 feet to a point, Thence,
2. North 58°42'49" East a distance of 130.00 feet to a point, Thence,
3. With a curve turning to the left, having a radius of 606.00 feet, an arc length of 409.70 feet, with a delta angle of 38°44'09", with a chord bearing of North 41°47'00" East, with a chord length of 401.94 feet to a point, Thence,
4. North 23°24'22" East a distance of 78.05 feet to a point, Thence,
5. With a curve turning to the left, having a radius of 613.00 feet, an arc length of 69.27 feet, with a delta angle of 08°20'27", with a chord bearing of North 11°52'46" East, with a chord length of 69.23 feet to a point, Thence,
6. With a curve turning to the left, having a radius of 25.00 feet, an arc length of 3.28 feet, with a delta angle of 07°28'26", with a chord bearing of North 04°54'14" East, with a chord length of 3.26 feet to a point, Thence,
7. North 01°10'53" East a distance of 75.00 feet to a point, Thence,
8. North 07°02'24" West a distance of 80.02 feet to a point, Thence,
9. North 01°10'55" East a distance of 165.11 feet to a cap found at the southerly corner of Block 1 Lot 3,01, lands n/r/ the City of Burlington, Thence,
10. Along lands of the City of Burlington, South 89°10'50" East a distance of 500.87 feet to a point in the aforementioned westerly line of Commerce Square Boulevard, Thence,
 - Along the westerly line of Commerce Square Boulevard the following 2 courses and distances:
1. With a curve turning to the left, having a radius of 1,030.00 feet, an arc length of 88.81 feet, with a delta angle of 04°52'44", with a chord bearing of South 02°17'13" East, with a chord length of 88.84 feet to a point, Thence,
2. South 07°10'00" East a distance of 371.26 feet to the point or place of beginning."
- Containing 356,658 square feet or 8.1877 acres of land.



FLOOD ZONE:

By noted map location and graphic plotting only, the subject property appears to lie in Zones A & B (Shaded) according to the Flood Hazard Risk Map for the 34205C0128F, Community Panel No. 345287 0128 F, Effective Date December 21, 2017.

SURVEYOR'S OBSERVATIONS:

[A] FENCE CROSSES BOUNDARY LINE BY 0.7 FEET.

BASIS OF BEARING:

The basis for all bearings shown hereon are taken from Map No. 4813.

CERTIFICATION:

To: Riverside Abstract, LLC.
This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Survey, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 13 and 14 of Table A thereof. The field work was completed on January 5, 2021.
Date of Plot or Map: January 8, 2021.

REVISION HISTORY	
BY:	DATE:
DATE:	COMMENT:

Transforming the Industry

Surveying
Zoning
Environmental
Real Support - Title Review

Millman Surveying, Inc.
Corporate Headquarters
4111 Bradley Circle NW
Canton, OH 44718
Phone: 800-520-1010
Fax: 330-342-0834
www.millmanland.com
landsurveyors@millmanland.com

for more information visit <http://vimeo.com/26174138>

Site Street Address
City of Burlington
County of Burlington
State of New Jersey



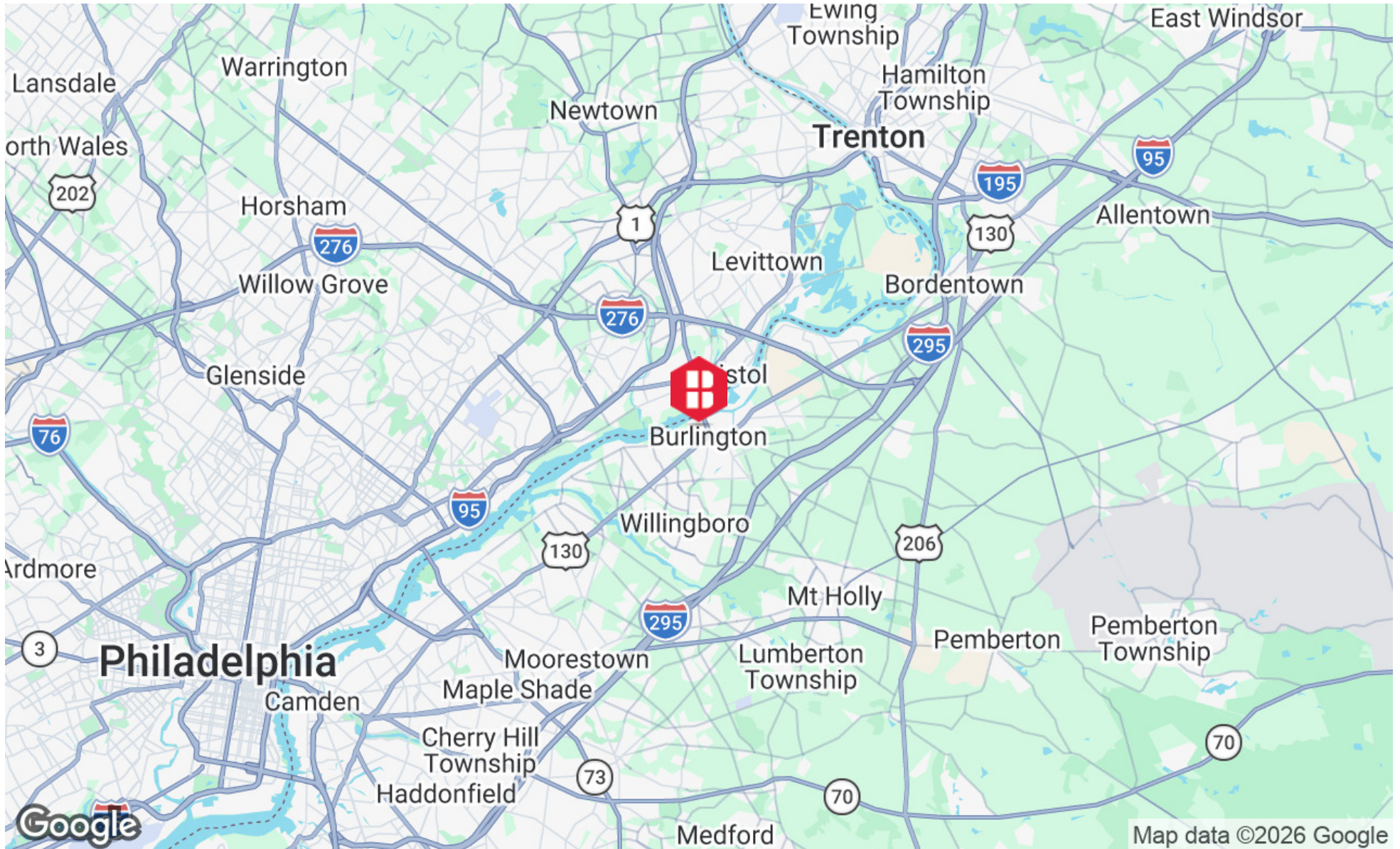
PRELIMINARY

Surveyor's Seal

Sheet No. **1** of **1**

MSI Project No. 46876
PM: MDM Drafter: IVTS

LOCATION MAP



PRIMARY CONTACTS



Matthew Fennelly
Vice President
215.448.6236
mfennelly@binswanger.com



Michael Torsiello, SIOR
Senior Vice President
215.448.6210
mtorsiello@binswanger.com



Three Logan Square
1717 Arch Street, Suite 5100
Philadelphia, PA 19103
<https://www.binswanger.com>