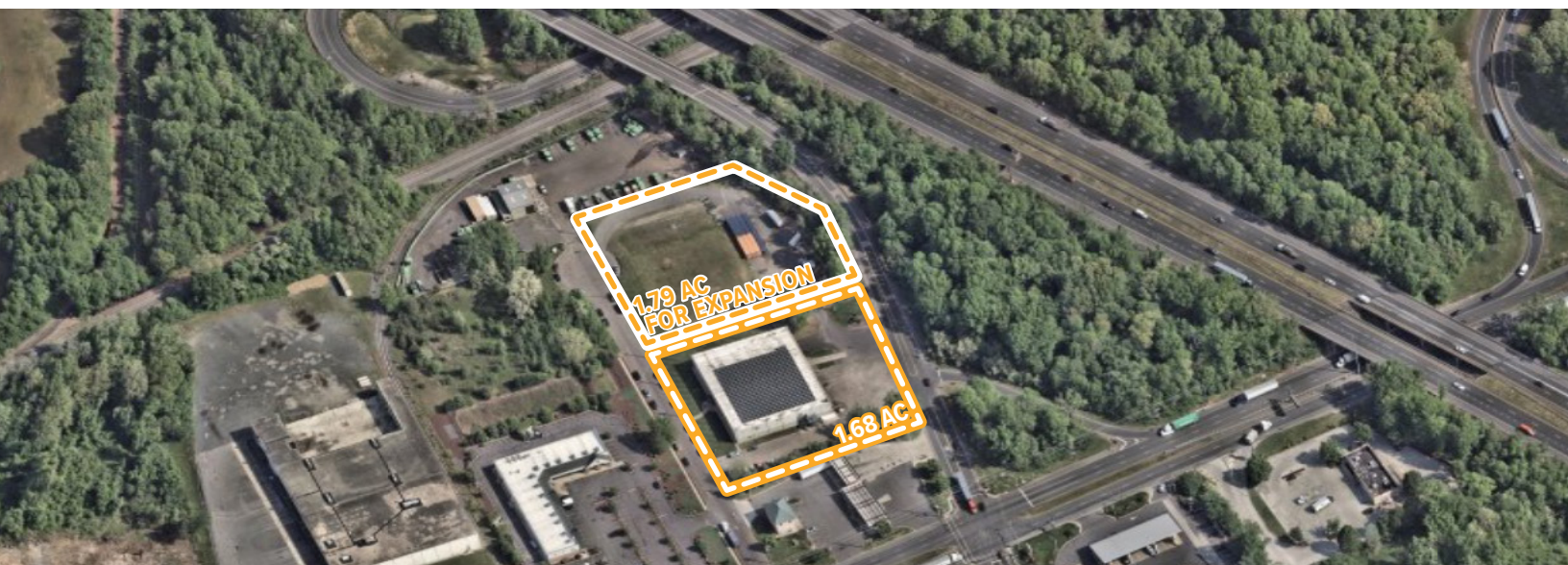


INDUSTRIAL
FOR SALE OR LEASE



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HARKINS DRIVE | BURLINGTON, NJ



IMMEDIATE HIGHWAY ACCESS



- Located near Route 130
- Immediate access to NJ Turnpike Exit 5
- Under 3 miles to I-295 Exit 52
- Close to PA via Delaware River Toll Bridge
- 37 miles from Philadelphia Int'l Airport
- 58 miles from Newark Int'l Airport

For More Information

SCOTT MERTZ, SIOR
+1 609 413 5647
scott.mertz@naimertz.com



Building	26,818+/- SF industrial building built in 1982 Situated on 3.79 acres
Office	4,936+/- SF office includes 7 private offices, 1 executive office with entry and private restroom, break area, storage closet, IT room, 2 single stall restrooms
2nd Floor Office	Bullpen, breakroom, conference room, 2 private offices and storage area
Warehouse	21,882+/- SF Break room, 1 toilet restroom and 1 stall/1 urinal restroom
Loading	(3) 8x8 docks with levelers and (1) 14x14 drive-in door
Ceiling Height	20.5' +/- clear
Sprinkler	100% wet system
Power	480 & 240 Volt, 400 Amp, 3 Phase
Column Spacing	25' x 40'
Roof	Flat/low-slope roof covered with single-ply Thermoplastic membrane (TPO) Warranty through 8/30/31
Lighting	T8 lighting in warehouse
Zoning	HC - Highway Commercial
Real Estate Taxes	\$30,643 (2025)
HVAC	Gas heat in warehouse
Miscellaneous	Fire alarm and fire suppression system Extra trailer parking

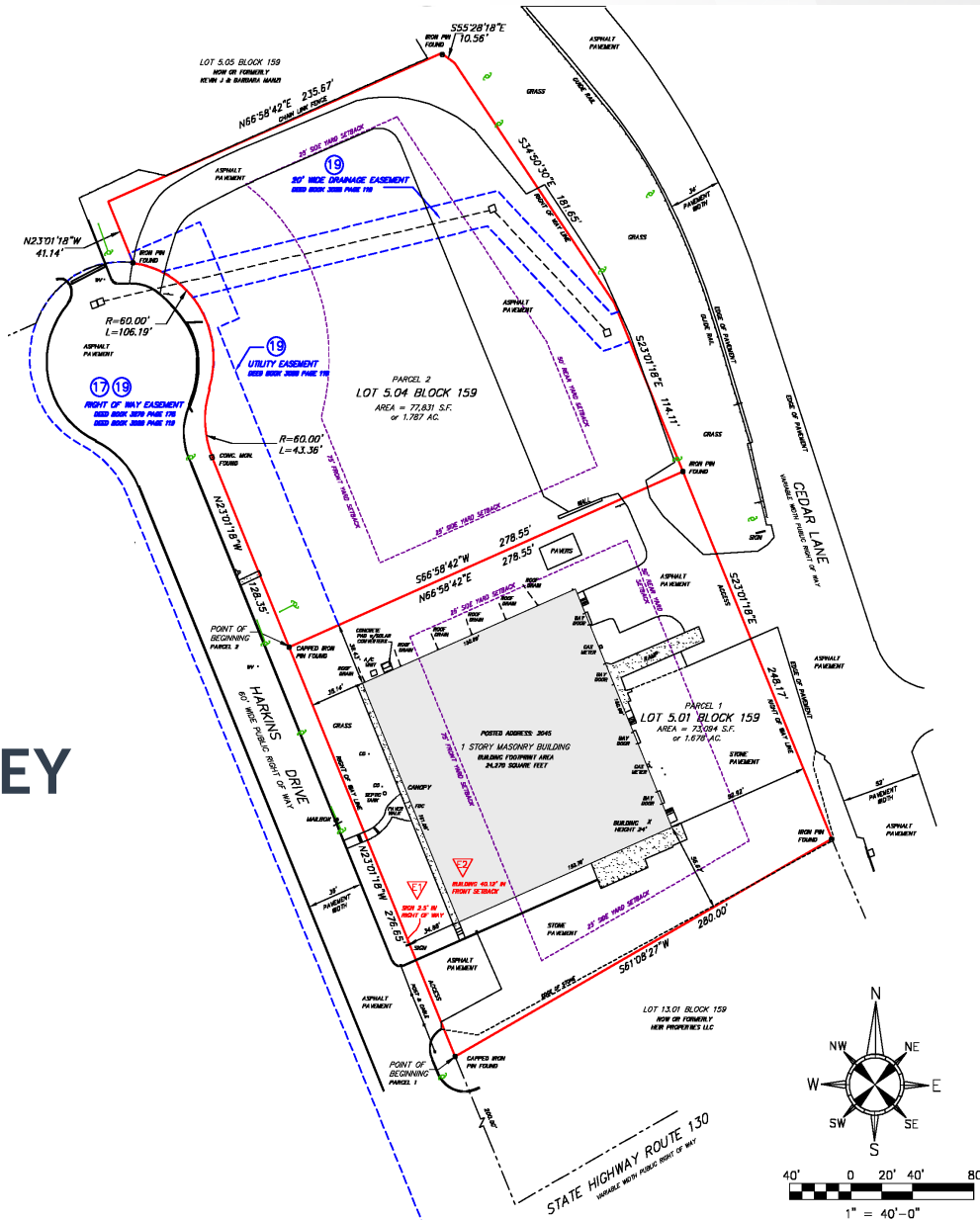
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HARKINS ROAD | BURLINGTON, NJ

SURVEY



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scott.mertz@naimertz.com



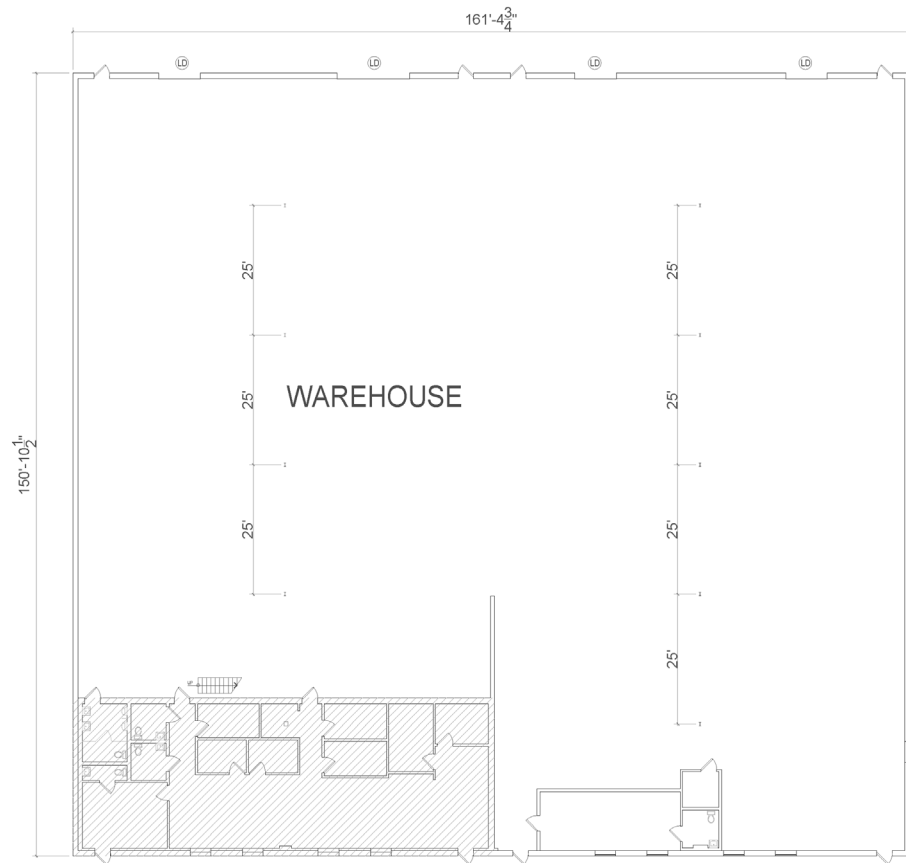
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FLOOR PLAN

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