



RANCOCAS 5 INDUSTRIAL PARK

2605 & 2609 RANCOCAS ROAD
BURLINGTON TOWNSHIP, NJ

BUILDING 1: 217,986 SF



BUILDING 2: 71,056 SF



LISTING AGENT



NATE DEMETSKY
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OWNERSHIP GROUP



Jones Lang LaSalle Brokerage, Inc.
220 Lake Drive East, Suite 102
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BUILDING 1

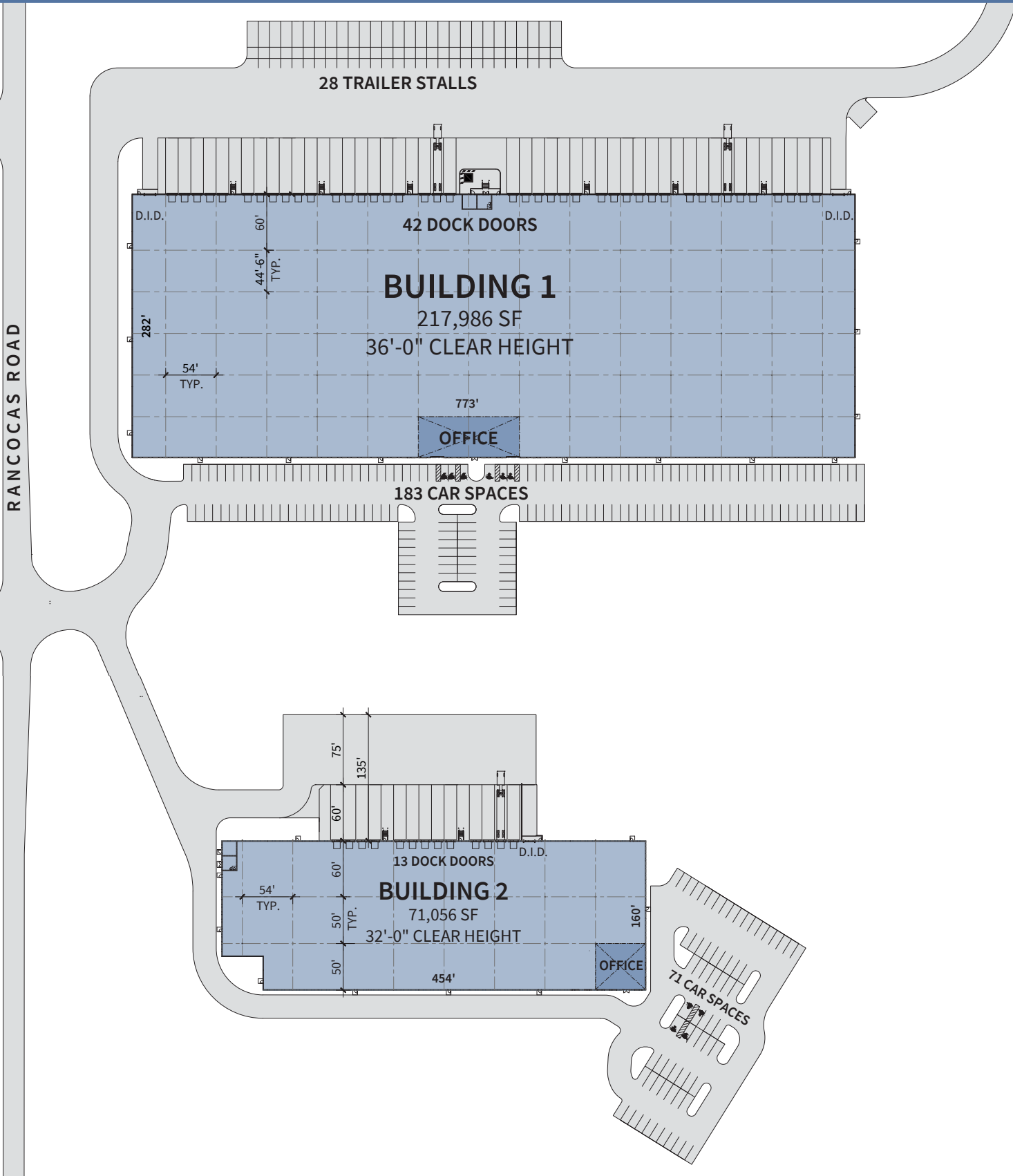
2605 Rancocas Road

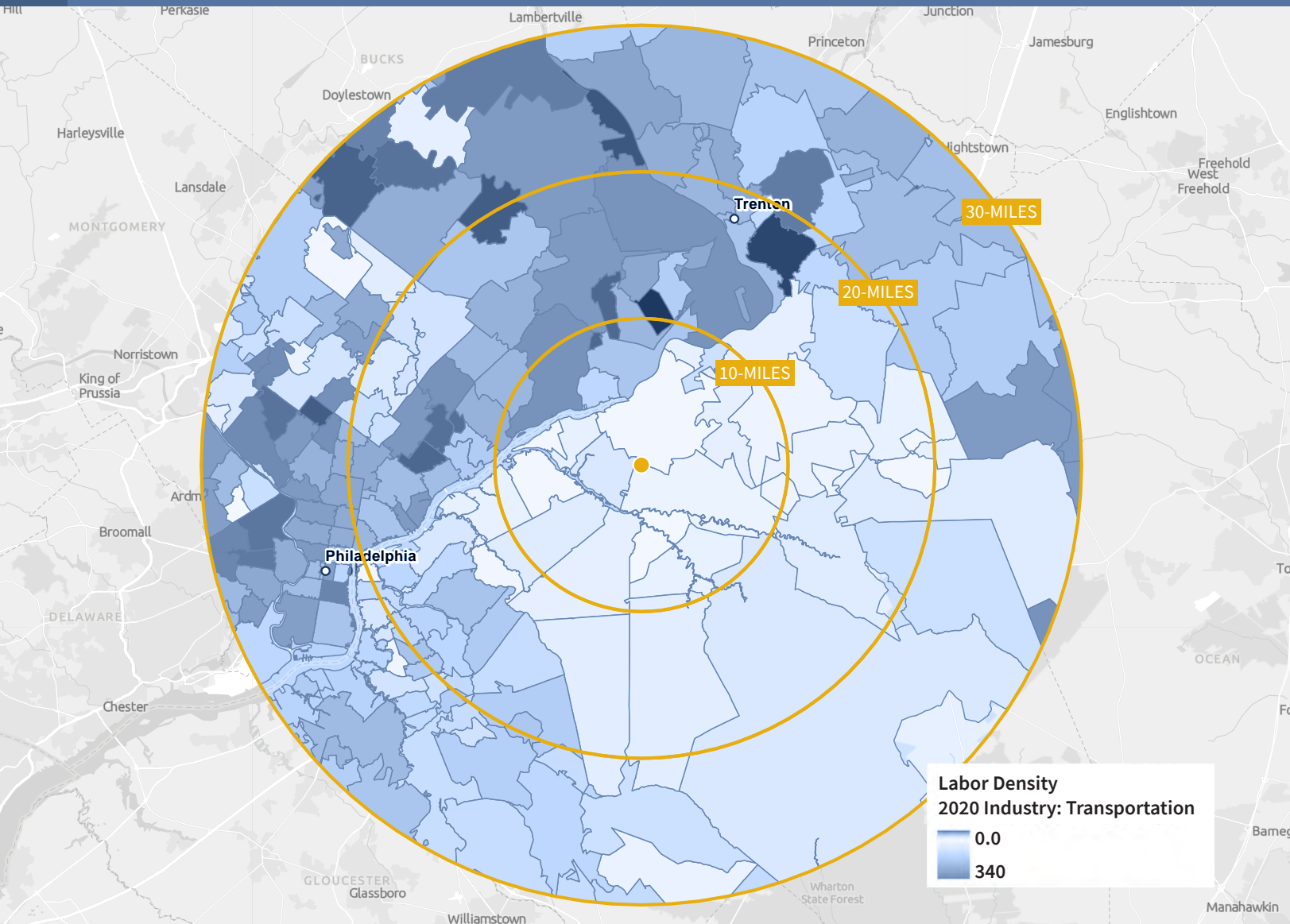
BUILDING SIZE	217,986 SF
DIMENSIONS	773' x 282'
SITE SIZE	39.89 acres
CEILING HEIGHT	36'
SPRINKLER	ESFR
LOADING	42 docks
DRIVE-IN DOORS	2
COLUMN SPACING	54' x 44'6"
SPEED BAY	60'
CAR PARKING	183 spaces
TRAILER PARKING	28 stalls
FLOORS	7"
LIGHTING	LED
ROOF	60 mil TPO

BUILDING 2

2609 Rancocas Road

BUILDING SIZE	71,056 SF
DIMENSIONS	454' x 160'
SITE SIZE	16.70 acres
CEILING HEIGHT	32'
SPRINKLER	ESFR
LOADING	13 docks
DRIVE-IN DOORS	1
COLUMN SPACING	54' x 50'
SPEED BAY	60'
CAR PARKING	71 spaces
TRAILER PARKING	-
FLOORS	6"
LIGHTING	LED
ROOF	60 mil TPO





10 Mile Radius:

335,022
Total Labor Force

\$14.99
Median Hourly Warehouse Wage

12,219
Trans./Warehouse Employees

612,733
Total Population

20 Mile Radius:

1,677,737
Total Labor Force

\$14.89
Median Hourly Warehouse Wage

55,653
Trans./Warehouse Employees

3,194,083
Total Population

30 Mile Radius:

2,636,194
Total Labor Force

\$14.83
Median Hourly Warehouse Wage

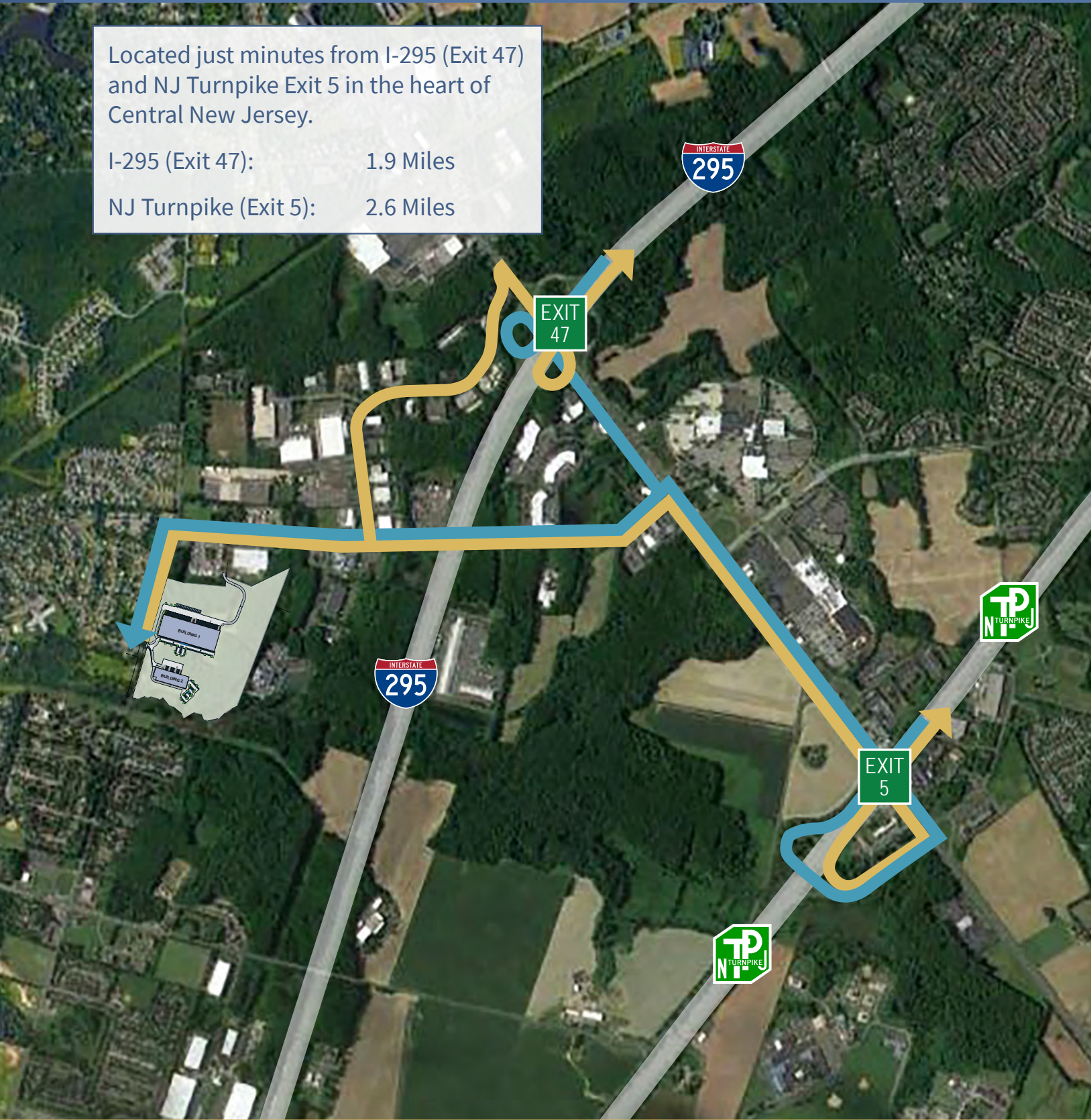
84,868
Trans./Warehouse Employees

4,979,296
Total Population

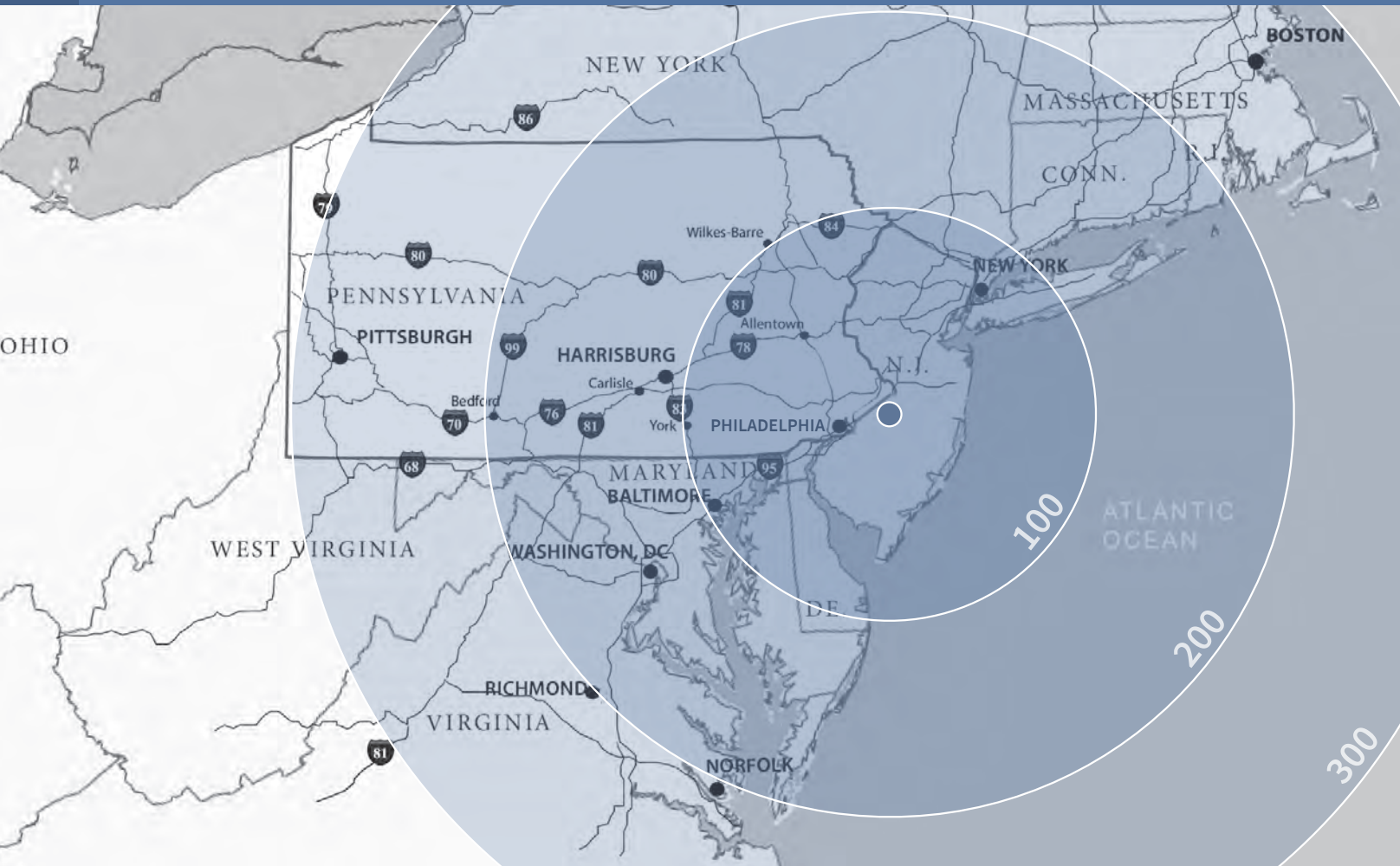
Located just minutes from I-295 (Exit 47) and NJ Turnpike Exit 5 in the heart of Central New Jersey.

I-295 (Exit 47): 1.9 Miles

NJ Turnpike (Exit 5): 2.6 Miles



REGIONAL OVERVIEW



28 MILES
PHILADELPHIA, PA

78 MILES
MANHATTAN, NY

119 MILES
BALTIMORE, MD

158 MILES
WASHINGTON D.C.

287 MILES
BOSTON, MA

16 MILES
PORT OF PHILADELPHIA

67 MILES
PORT NEWARK/ELIZABETH

123 MILES
PORT OF BALTIMORE

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