

FOR SALE OR LEASE

25 Acres Available For Sale or Lease

302 Elbow Lane, Burlington, NJ 08016



20,000 SF
REPAIR FACILITY



25
ACRES



EASY ACCESS TO
I-295 & NJ TURNPIKE



RARE I-295 SIGNAGE
100,000+ DAILY



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BURLINGTON, NJ

Property Advantages



I-1, Industrial
Zoning

25 Acres
Lot size

20,000 SF
Repair Facility

12
Overhead Doors

16-24'
Clear Height

ADVANTAGES:
I-295 Signage
Drive-Thru Capability
Trailer Parking



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Location Overview



LOCAL ACCESS POINTS

| | |
|--|------------|
| I-295 | 1.5 Miles |
| New Jersey Turnpike | 2.0 Miles |
| Burlington Light Rail Station (River LINE) | 3.7 Miles |
| Burlington-Bristol Bridge | 4.6 Miles |
| Interstate 95/Delaware Expressway | 8.6 Miles |
| Northeast Philadelphia Airport | 14.9 Miles |
| Betsy Ross Bridge | 17.9 Miles |
| Tacony-Palmyra Bridge | 20.1 Miles |



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Premier Regional Connectivity

LABOR INFORMATION

Warehouse Workers:
Average Hourly Earnings - **\$17.46**

2022 Resident Workers

| 15 Minutes | 30 Minutes | 45 Minutes |
|------------|------------|------------|
| 6,059 | 37,784 | 89,987 |

Past 5 Year Growth

| | | |
|------|-----|-----|
| 105% | 81% | 72% |
|------|-----|-----|

Net Commuters

| | | |
|-----|-------|-------|
| 402 | 7,037 | 2,029 |
|-----|-------|-------|

POPULATION INFORMATION

| 15 Minutes | 30 Minutes | 45 Minutes |
|------------|------------|------------|
| 219,367 | 1,706,327 | 4,120,806 |

NEWARK
NEWARK LIBERTY AIRPORT ✈️
PORT NEWARK/ELIZABETH ⚓

NEW BRUNSWICK



KEY ACCESS POINTS

| | | | |
|----|----------------------------|------------|---------|
| ⚓ | PORT OF PHILADELPHIA | 21 Miles | 29 Mins |
| ⚓ | SOUTH JERSEY PORT | 24.7 Miles | 27 Mins |
| 📍 | PHILADELPHIA CENTER CITY | 30.1 Miles | 36 Mins |
| ✈️ | PHILADELPHIA INT'L AIRPORT | 33.3 Miles | 36 Mins |
| ⚓ | PORT WILMINGTON | 52.4 Miles | 53 Mins |
| ✈️ | NEWARK LIBERTY AIRPORT | 61.6 Miles | 58 Mins |
| ⚓ | PORT ELIZABETH/NEWARK | 66.6 Miles | 67 Mins |

TRENTON

PHILADELPHIA CENTER CITY 📍

⚓ PORT OF PHILADELPHIA

✈️ PHILADELPHIA INT'L AIRPORT

⚓ PORT OF SOUTH JERSEY

⚓ PORT OF WILMINGTON



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