



RANCOCAS⁵

INDUSTRIAL PARK

SCAN FOR WEBSITE:



rancocasroad.com

2605 RANCOCAS ROAD
BURLINGTON TOWNSHIP, NJ

217,986 SF
AVAILABLE FOR LEASE



LISTING AGENT



NATE DEMETSKY
+1 609 672 3163
nate.demetsky@jll.com

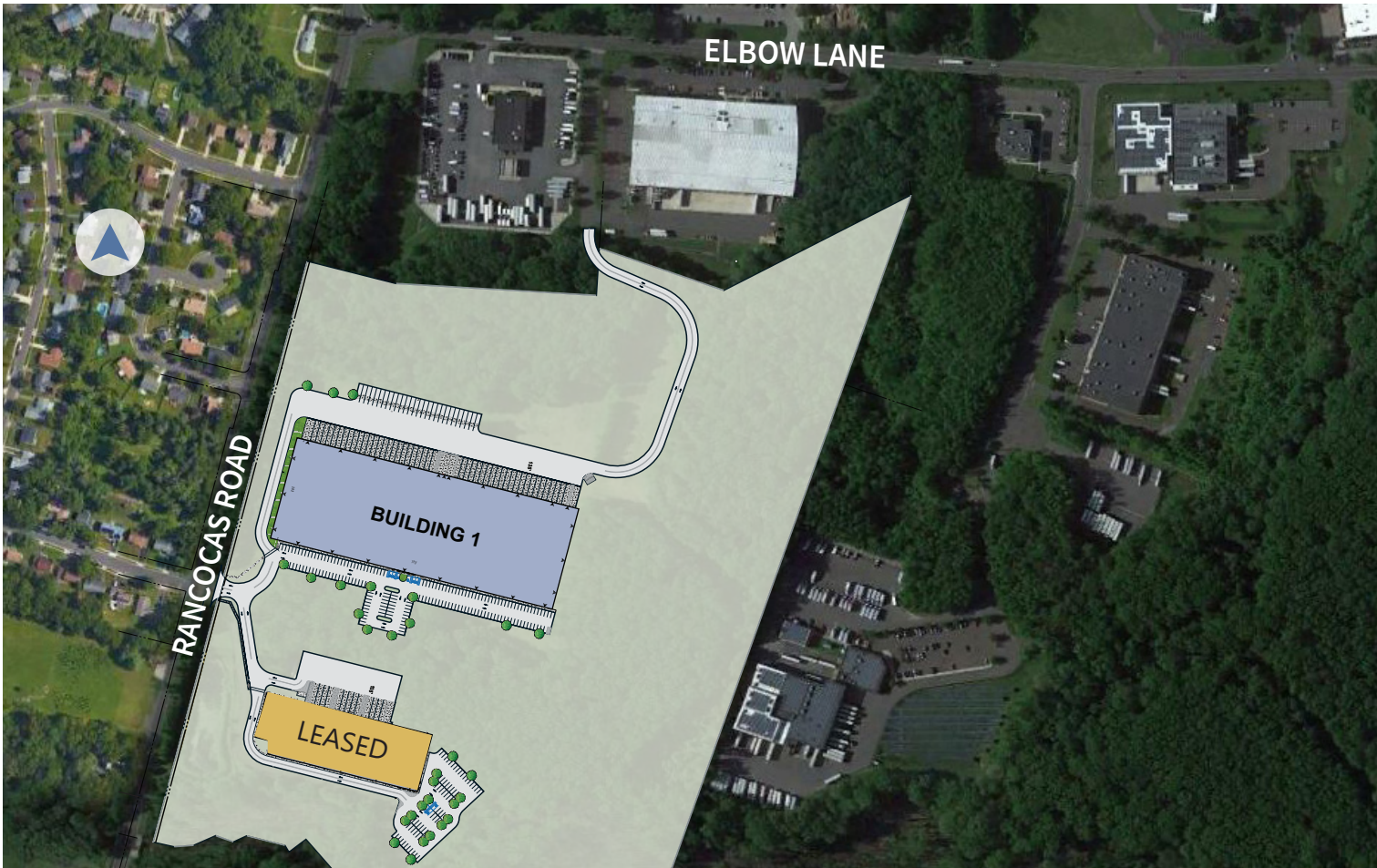
DEAN TOROSIAN
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OWNERSHIP GROUP

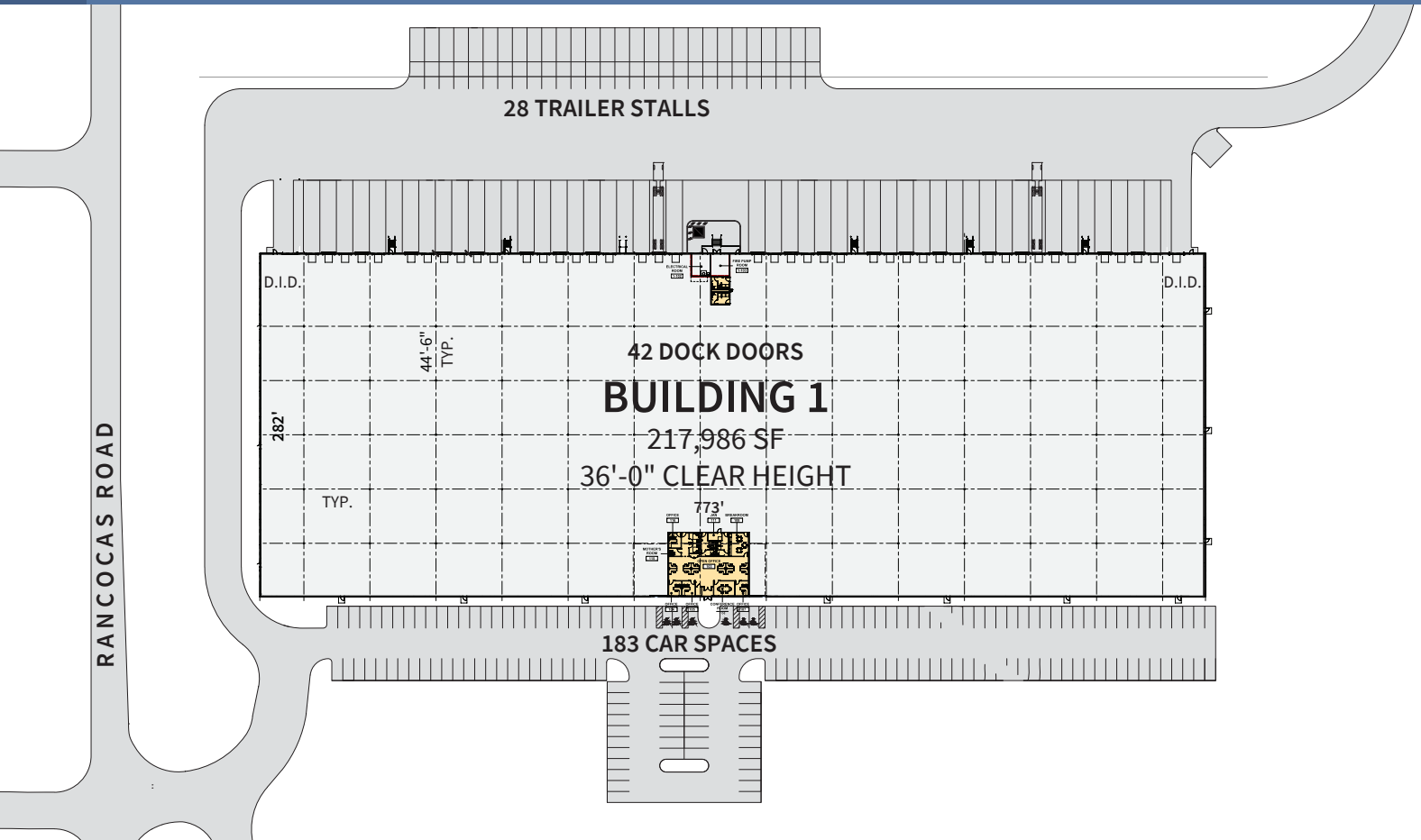


Jones Lang LaSalle Brokerage, Inc.
220 Lake Drive East, Suite 102
Cherry Hill, New Jersey 08002
+1 856 324 5300



BUILDING 1: 217,986 SF



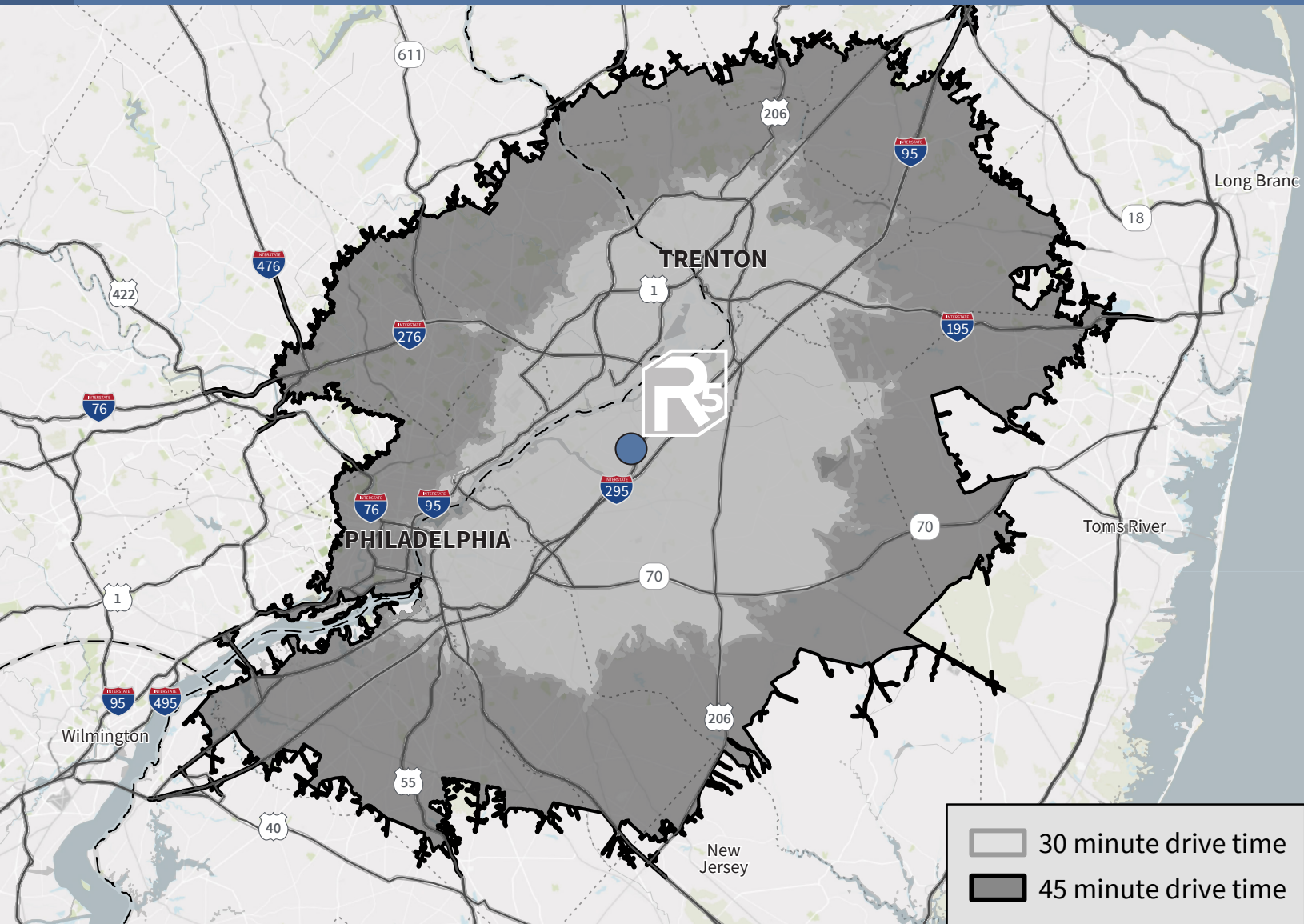


BUILDING 1

2605 Rancocas Road

BUILDING SIZE	217,986 SF
OFFICE	3,210 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	180 spaces
TRAILER PARKING	28 stalls
FLOORS	7" slab
LIGHTING	LED
ROOF	60 mil TPO



30 Minute Drive Time:

897,677
Total Labor Force

\$18.72
Median Hourly Warehouse Wage

50,240
Transp./Warehouse Employees

1,717,897
Total Population

45 Minute Drive Time:

2,090,808
Total Labor Force

\$18.59
Median Hourly Warehouse Wage

112,994
Transp./Warehouse Employees

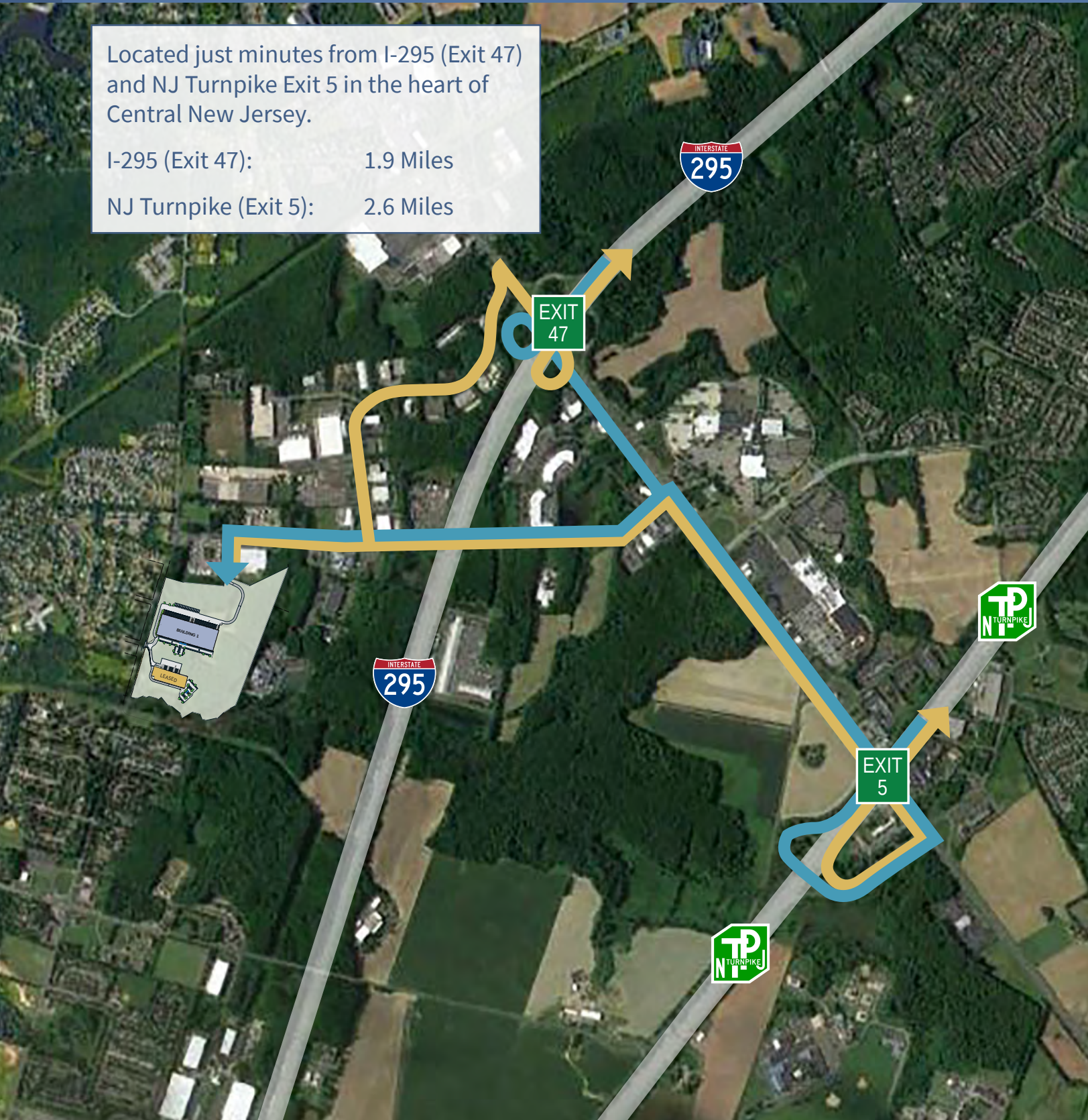
4,142,536
Total Population

*2023 STATS

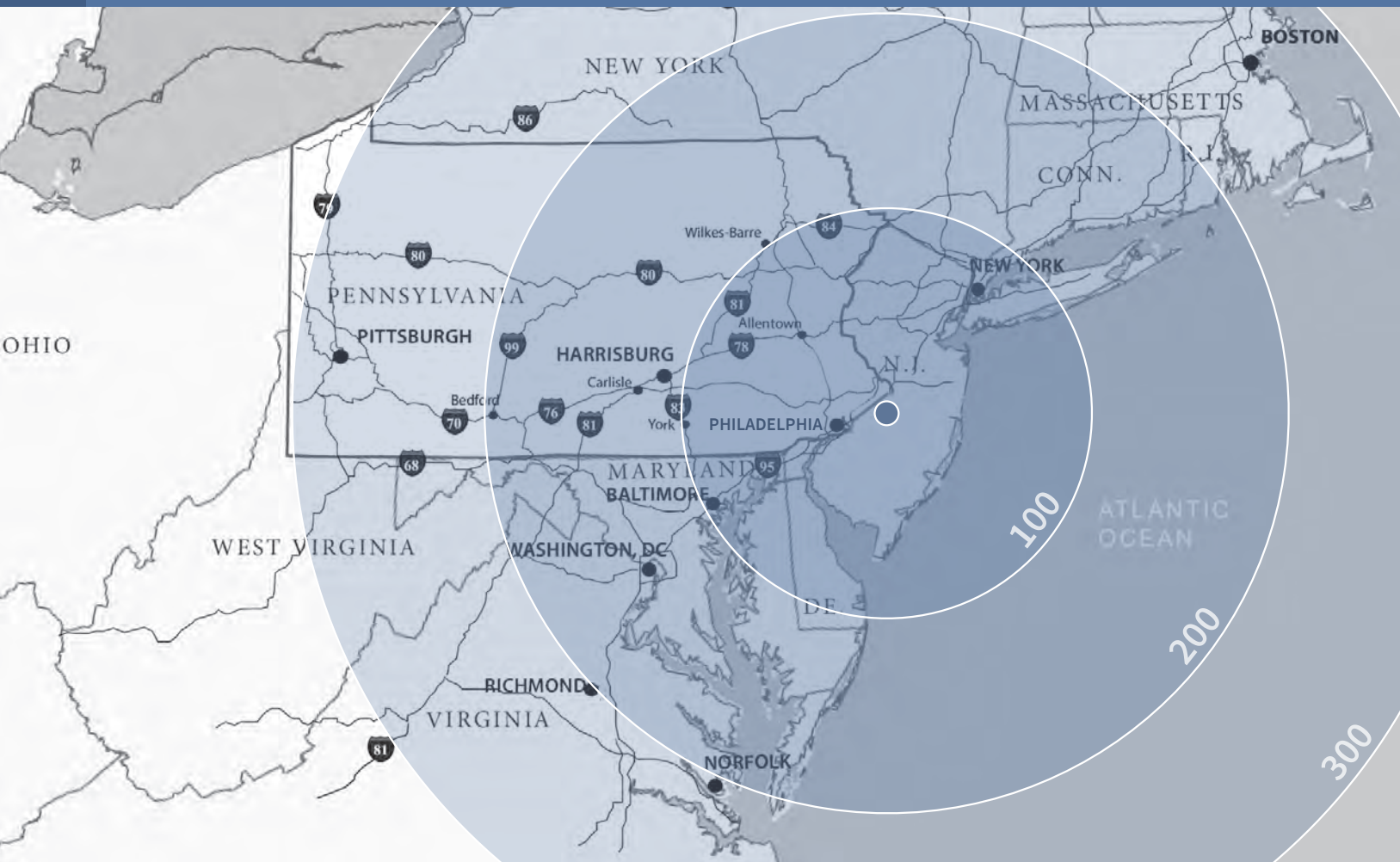
Located just minutes from I-295 (Exit 47) and NJ Turnpike Exit 5 in the heart of Central New Jersey.

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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