



105 ELBOW LANE  
BURLINGTON, NJ 08016

**Q2 2022 DELIVERY**

**CBRE**

 **JOHNSON  
DEVELOPMENT  
ASSOCIATES, INC.**  
Part of The **Johnson** Group





## SUMMARY

**2**

BUILDINGS

**398,666**

TOTAL SQUARE FEET

**PHASE I**

LEASED

**266,966 SF**  
SQUARE FEET

**PHASE II**

UNDER CONSTRUCTION

**105 ELBOW LANE**  
**BURLINGTON, NJ**  
ADDRESS

**Q2 2022**  
DELIVERY

**131,700**  
SQUARE FEET

**36'**  
CLEAR HEIGHT

**23**  
LOADING DOCKS

**83**  
EMPLOYEE SPACES



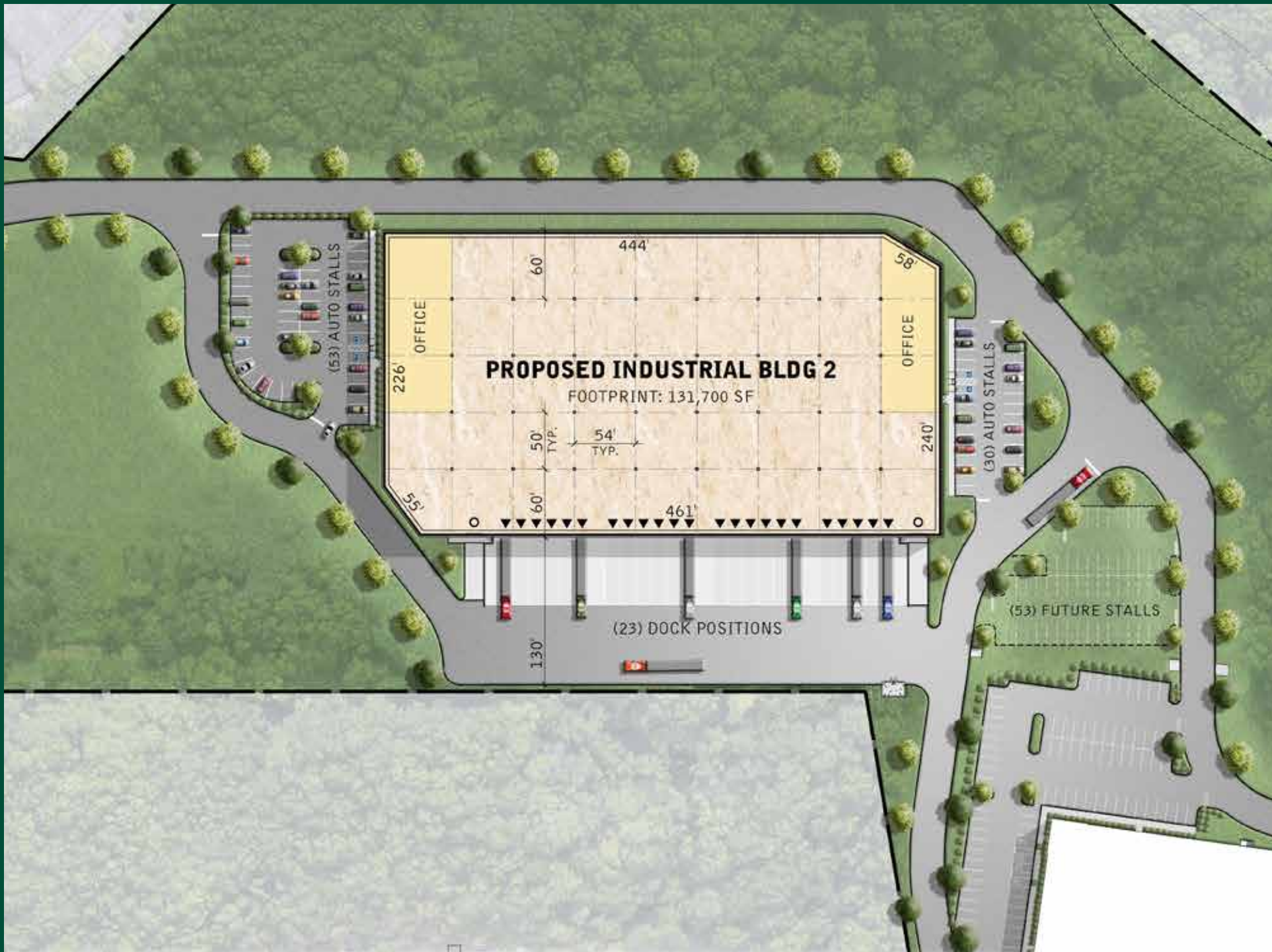








<b>ACREAGE</b>	19.3 acres	<b>COLUMN SPACING</b>	54' w x 50' d with 60' speed bays
<b>BUILDING SIZE</b>	131,700 SF	<b>TRUCK COURT</b>	130'
<b>BUILDING DIMENSIONS</b>	270' deep x 494' wide	<b>BUILDING CONSTRUCTION</b>	Concrete Tilt Wall
<b>OFFICE FINISH</b>	To suit	<b>SPRINKLER SYSTEM</b>	ESFR
<b>CAR PARKING</b>	83 (expandable to 136)	<b>SLAB THICKNESS</b>	7" slab with reinforcing at speed bays
<b>LOADING DOCKS</b>	23 docks	<b>ROOF</b>	60 mil TPO
<b>DRIVE-IN DOORS</b>	2 drive-in doors	<b>LIGHTING</b>	30fc LED
<b>CLEAR HEIGHT</b>	36'		







## DISTANCE MAP\*

\*Mileages are approximate

### CITIES

Philadelphia, PA	26 miles
New York City, NY	73 miles
Lehigh Valley, PA	84 miles
Baltimore, MD	117 miles







### PORTS

Port of Baltimore	122 miles
Port Newark	66 miles
Port of Paulsboro	32 miles
Gloucester City Port	26 miles

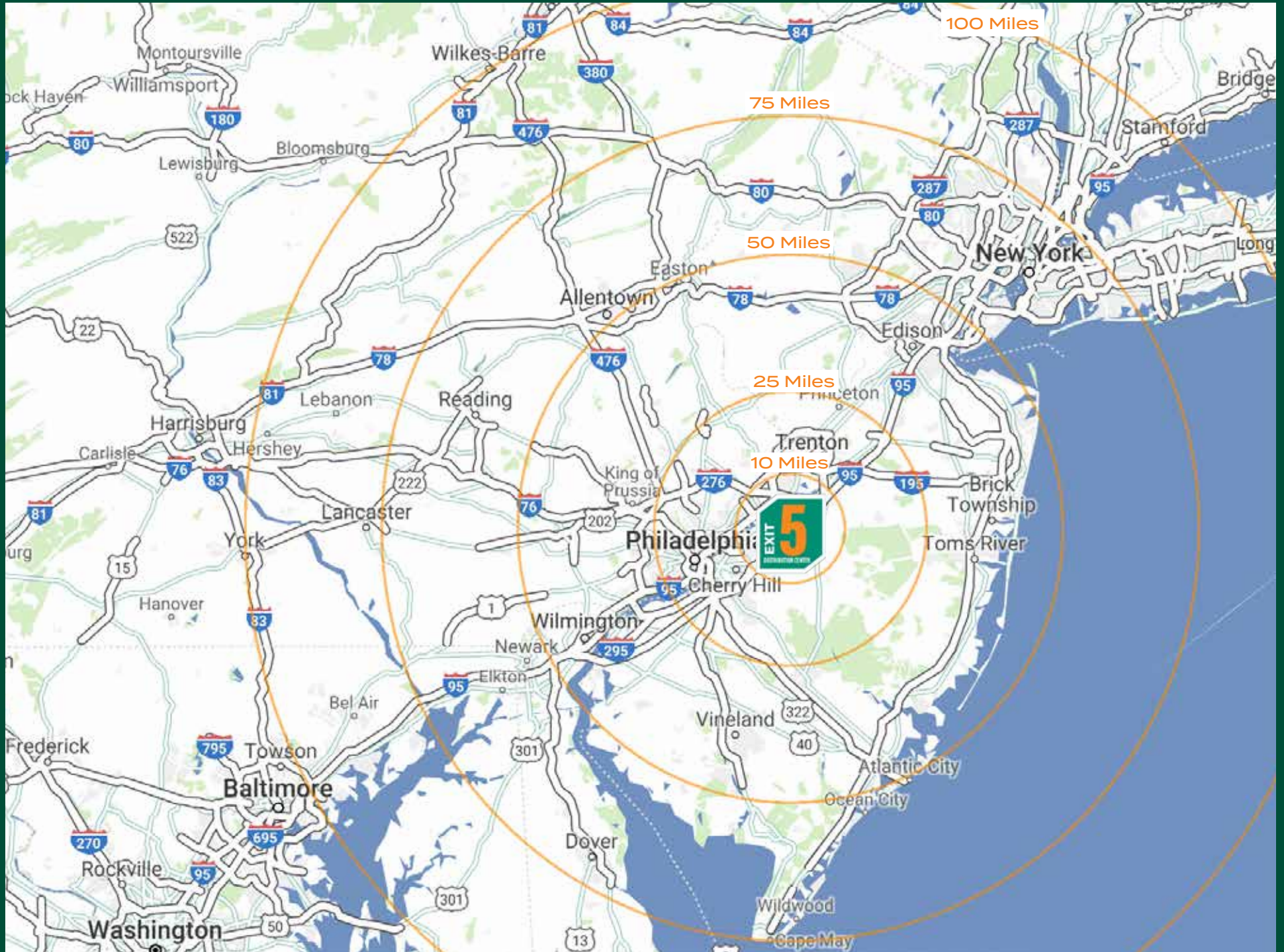
### BRIDGES

Commodore Barry Bridge	38 miles
Walt Whitman Bridge	25 miles
Delaware Memorial Bridge	46 miles
Ben Franklin Bridge	21 miles
Betsy Ross Bridge	20 miles

### HIGHWAYS

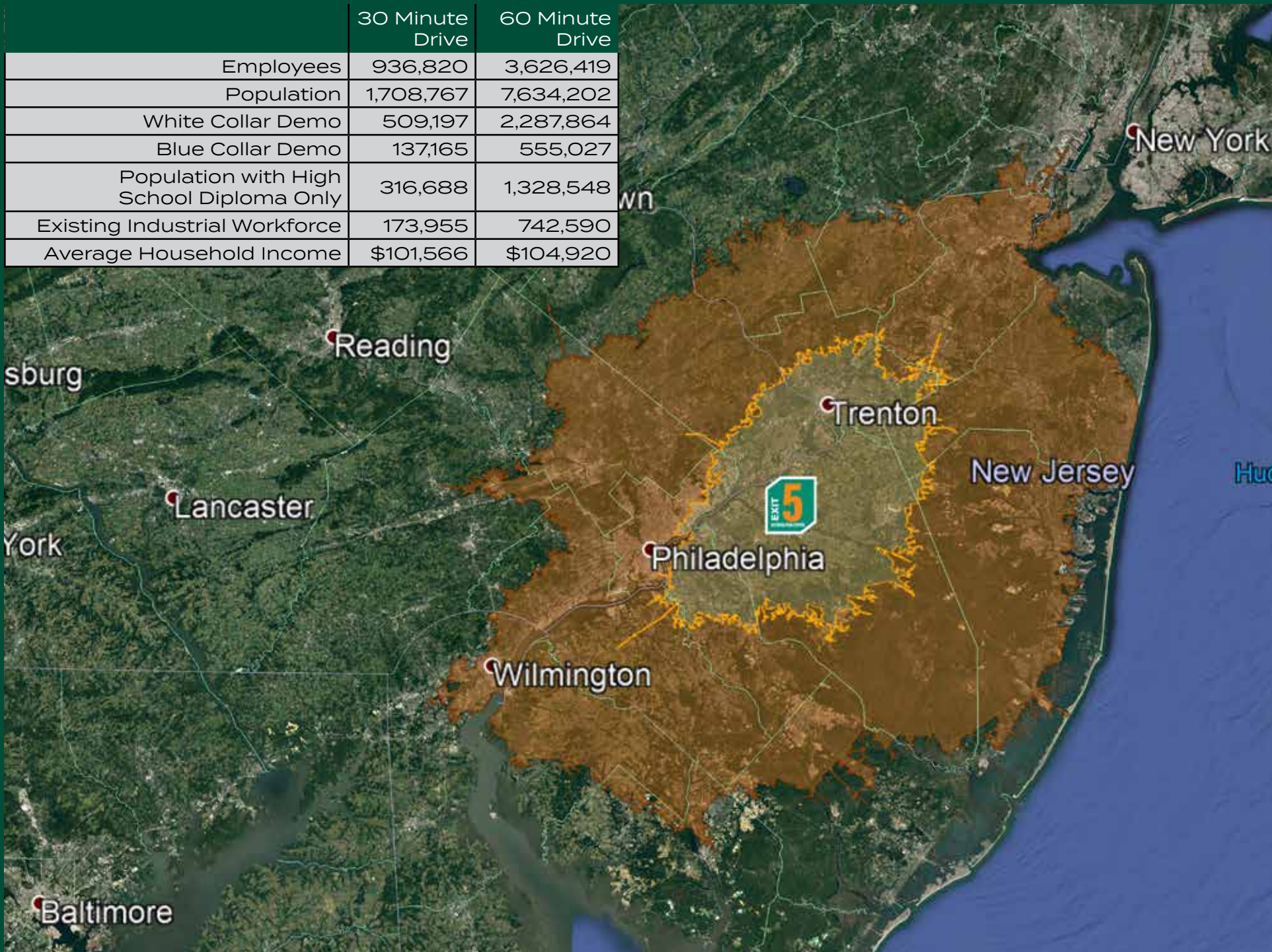
 295	1.0 miles	 76	25 miles
 TP	1.3 miles	 476	40 miles
 95	20 miles	 276	35 miles







	30 Minute Drive	60 Minute Drive
Employees	936,820	3,626,419
Population	1,708,767	7,634,202
White Collar Demo	509,197	2,287,864
Blue Collar Demo	137,165	555,027
Population with High School Diploma Only	316,688	1,328,548
Existing Industrial Workforce	173,955	742,590
Average Household Income	\$101,566	\$104,920







**FOR MORE INFORMATION, CONTACT:**

**DAN MCGOVERN**

+1 856 359 9406  
dan.mcgovern@cbre.com  
Licensed Salesperson: NJ  
Licensed: PA

**ANDREW GREEN**

+1 610 251 5183  
andrew.green@cbre.com  
Licensed Salesperson: NJ  
Licensed: PA

**PAUL TOUHEY**

+1 610 251 5126  
paul.touhey@cbre.com  
Licensed Salesperson: NJ  
Licensed :PA

CBRE, Inc.  
1000 Howard Blvd, Suite 104  
Mt. Laurel, NJ 08054  
T +1 856 359 9500  
cbre.com/philadelphiasub  
|Licensed Real Estate Broker

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