



53,870± SF

INDUSTRIAL WAREHOUSE FOR SALE

1 IRONSIDE COURT

WILLINGBORO, NJ 08046

EXCLUSIVE OFFERING MEMORANDUM

ZONED (LI-1) FOR WAREHOUSE, MANUFACTURING, SCIENTIFIC LABORATORIES, LUMBER AND MORE

BESSEN
PARTNERS

BUILDING SPECIFICATIONS

Municipality	Willingboro Township
County	Burlington
Block / Lot	13 / 8.08
Property Class	Warehouse-Other (959)
Building Size	53,870± SF
Acreage	9.0
Year Built	1969
Commercial Dwellings	1
Exterior Structural Material	Frame
Assessment / Taxes: (2023/2024)	\$1,775,000 / \$92,000

BUILDING HIGHLIGHTS

- 18'-25' ceiling heights
- 10 loading docks
- 600± SF of front and rear office space
- 94 parking spaces with a ratio of 1.74/1,000 SF
- Fluorescent lighting throughout with automatic sensors
- 100% wet sprinkler system



1 IRONSIDE COURT



10
LOADING DOCKS



4
DRIVE-IN DOORS



18'-25'
CEILING HEIGHTS



9.00
ACREAGE



1000 KVA 208/460 VOLTS
POWER



94
PARKING SPACES

INVESTMENT HIGHLIGHTS

- 3.5 undeveloped acres valued at \$9,000 - \$10,000 per month (per developed acre)
- Industrial rental comps for Burlington County are averaging \$12-\$13 PSF NNN
- Potential gross income of \$600,000-\$650,000 for existing structure
- Additional income of \$300,000-\$350,000 per annum for undeveloped land
- Located directly off Burlington Pike (Rt 130) and 7 minutes from I-295 & I-95 (NJ Turnpike)
- 2 miles from the Pennsylvania border
- 20 minutes to the Port of Philadelphia

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EQUIPMENT SUMMARY

Two 5-ton forklifts , 3 flatbed trucks, 1 trailer, 1 granite crusher, small tools , 3 Bobcats, 1 tractor, 2 box trucks, 1 Ford F-450 pickup truck. All fixed machinery, granite countertop processing, 4 CNC machines, 1 water jet, 2 cranes, 2 bridge saws, 1 water recycling pump, 1 polisher, 7-roll forming machine for composite and roof deck, C & Z purlins, drywall studs and track.

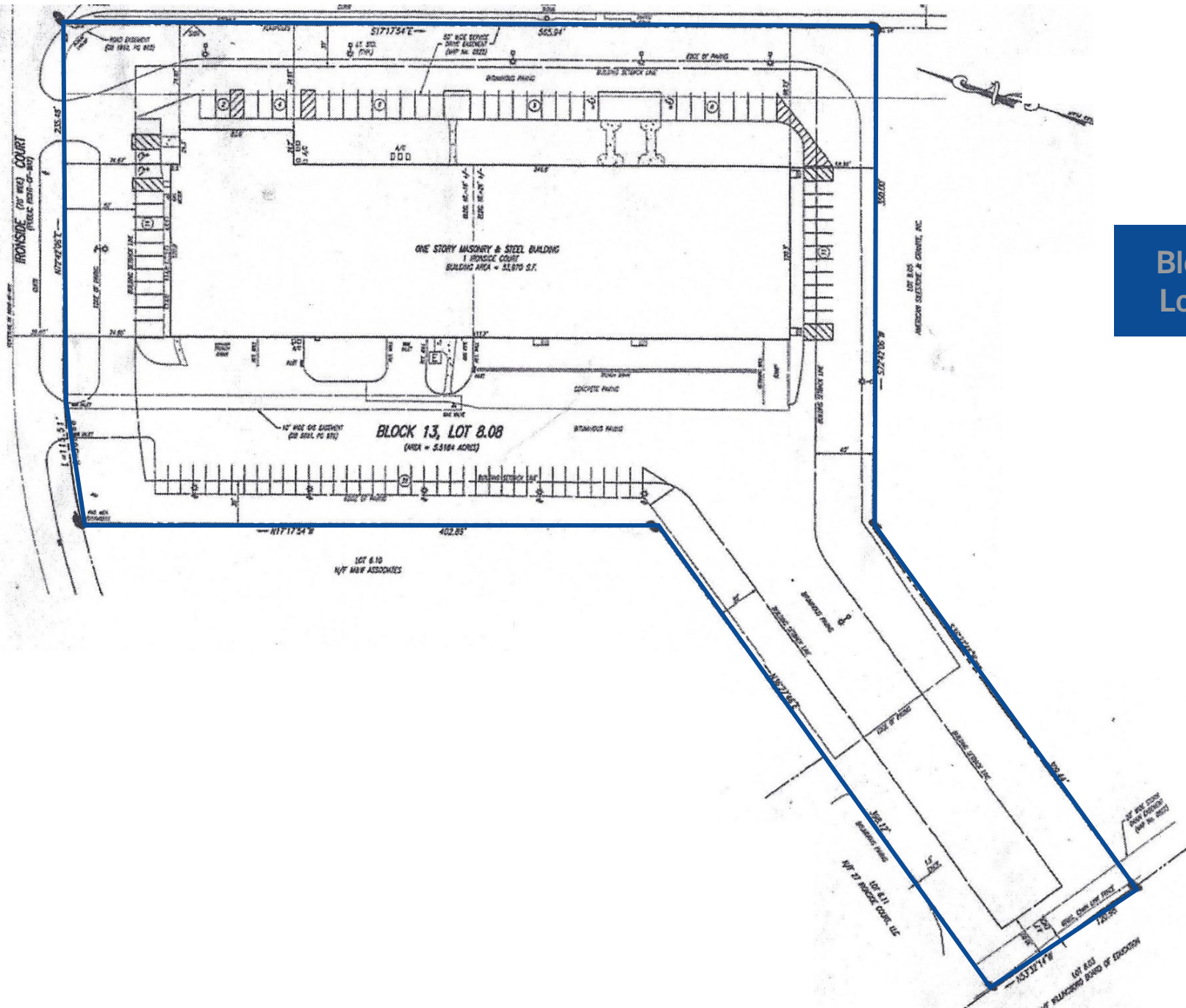
EXECUTIVE SUMMARY

Besen Partners, as exclusive agent for Ownership, is pleased to offer for sale 1 Ironside Court (the "Property"); 53,870± SF industrial warehouse built on 9.00 acres in Willingboro, New Jersey, Burlington County. The property includes a 1-story building, 18'-25' ceiling heights, 600± SF of front and rear office space, Fluorescent lighting with automatic sensors and wet sprinkler system with floor drains in unit #2. 3.5 undeveloped acres valued at \$9,000 - \$10,000 per month (per developed acre). Property to be delivered vacant. 7 minutes from interstate 295 and 12 miles from the Port of Philadelphia.

Asking Price: \$11,500,000 (with equipment)



PROPERTY SURVEY



Block 13
Lot 8.08

BEVERLY ROAD
(VARIABLE R.O.W.)



CURRENT RENT ROLL

TENANT	SQ. FT.	RENT	LXP	NOTES
Promega	16,500	\$11,500	12/31/2024	To be delivered vacant
Kashi Imports	4,492	\$3,600	8/31/2023	To be delivered vacant
Owner Occupied	32,675	-	-	To be delivered vacant
TOTAL SQUARE FEET	53,667			

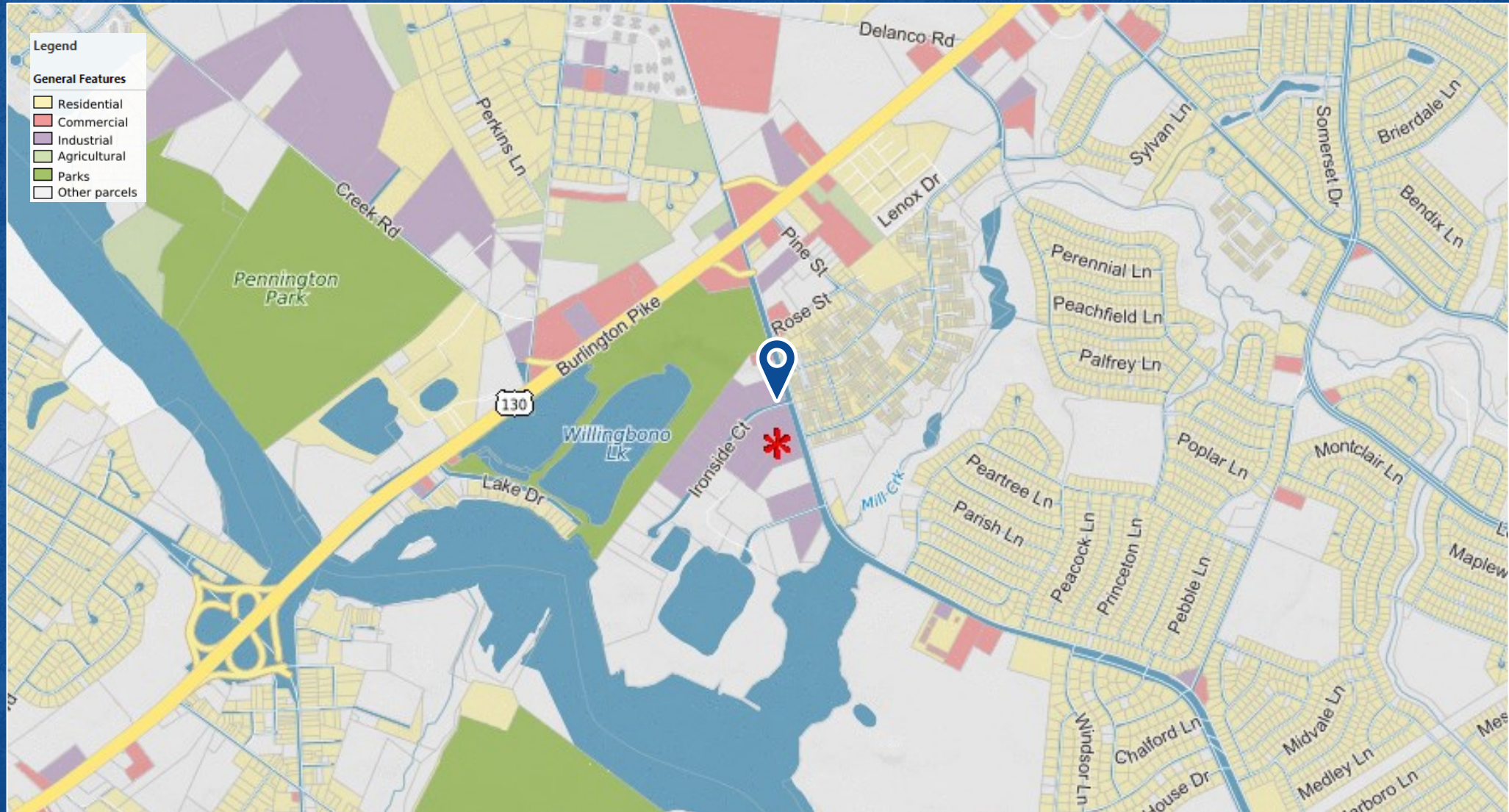


PROPERTY TAX

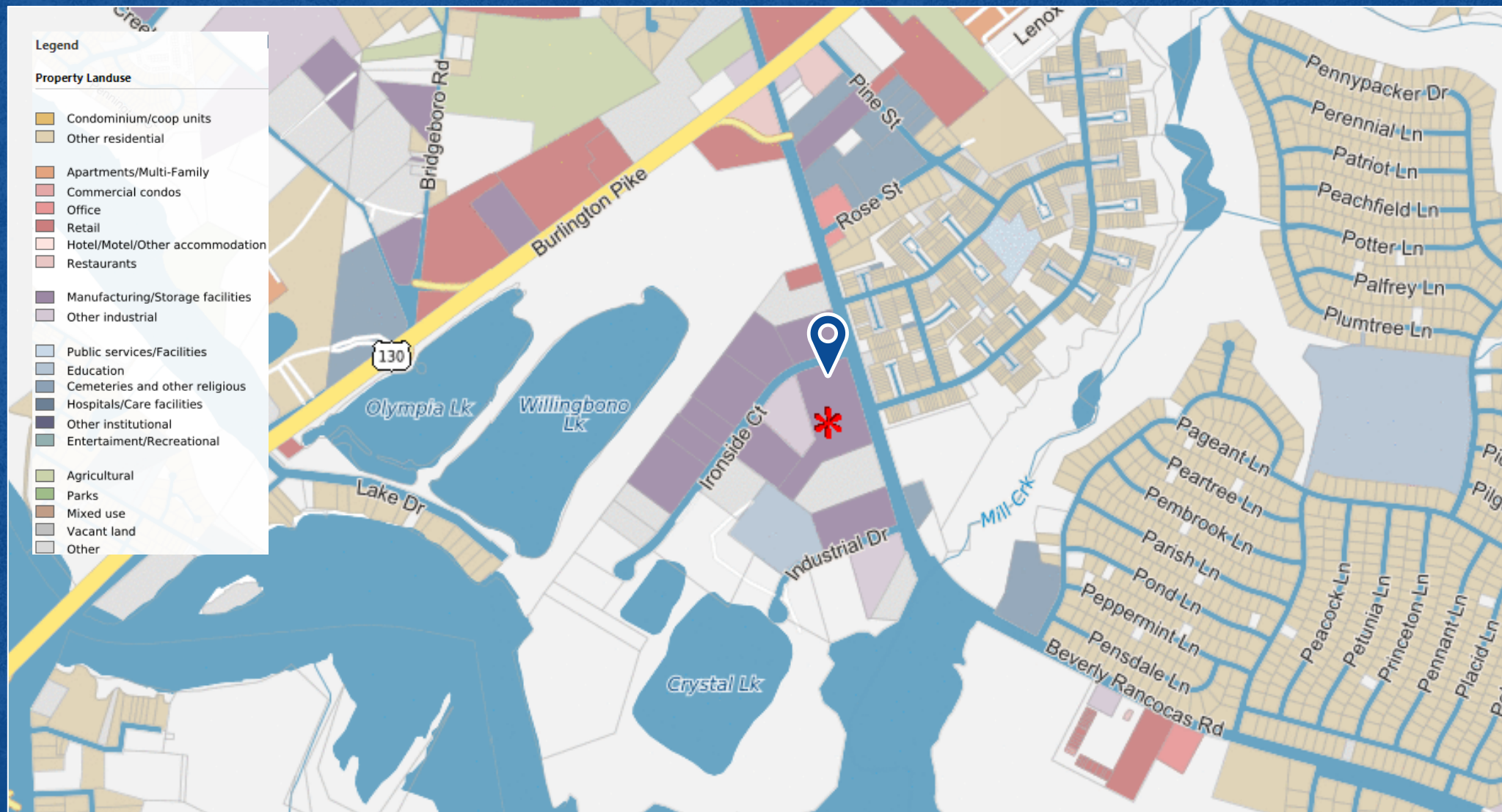
TAX DESCRIPTION	ASSESSED VALUE		TAX RATE	TAX AMOUNT
County Tax	\$1,775,000	X	0.3520	\$6,248
County Open Space Tax	\$1,775,000	X	0.0270	\$479
District School Tax	\$1,775,000	X	1.7940	\$31,843
Municipal Local Purpose Tax	\$1,775,000	X	1.7800	\$31,595
Municipal Library Tax	\$1,775,000	X	0.036	\$639
PROPERTY TAX	\$1,775,000	X	3.9890	\$92,000



PARCEL MAP



BUILDING CLASS MAP



INTERIOR PHOTOS



EXTERIOR PHOTOS



7 MINUTES FROM INTERSTATE I-295. 12 MILES TO PORT OF PHILADELPHIA.

DRIVE TIMES

Distributec, Inc Railroad	6 minutes	3.1 miles
Interstate I-295	7 minutes	4.3 miles
New Jersey Turnpike	14 minutes	7.3 miles
Philadelphia	37 minutes	17.2 miles
Port of Philadelphia	22 minutes	12.8 miles
Philadelphia International Airport	41 minutes	26.2 miles

1 IRONSIDE COURT

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PORT

Philadelphia, PA

AIRPORT

Philadelphia, PA

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