



PROPERTY DESCRIPTION

Property Description- 6 Terri Lane

6 Terri Lane is located in Burlington Township, Burlington County, New Jersey. The property is situated immediately adjacent to Interstate 295 on Route 541, which connects to the New Jersey Turnpike one mile to the east. This gives the property a strategic location for companies who do business in or want to draw employees from the greater Philadelphia area including Southern New Jersey, the greater Princeton area including Central New Jersey and in Bucks County, Pennsylvania. It also has tremendous access to amenities with the Burlington Center Mall across the street and the Burlington Town Center less than one mile away.

The property is located in the Bromley Corporate Center, Burlington, New Jersey. The 7.195 –acre site is improved with a 57,609 square foot, one story, “L” shaped, Class A office/flex building. The property is 100% occupied by 4 tenants. It is almost entirely improved for office use with some limited warehouse/storage areas. The property is 100% air conditioned.

Property:	6 Terri Lane Burlington Township Burlington County, NJ
Property Type:	Office Building
Land:	7.195 ± acres (313,414 ± SF) parcel with 420.03± feet of frontage along the north side of Terri Lane; and 517.86 ± feet of frontage along the south side of Burlington-Mt. Holly Road (Rt. 541)
Flood Hazard:	The subject site is not located in a FEMA-designated flood hazard area.
Building Area:	58,929±
Parking:	221 Parking spaces, 3.75/1,000 RSF. 6 Terri Lane was originally developed as a flex/office property, and the loading area at the rear of the property could be redeveloped for additional parking.
Zoning:	I-1 Industry Light

Real Estate Assessment and Taxes: Tax Parcel No.: Block 120.02, Lot 7
2018 Assessment: \$4,450,000
2018 Tax Rate 2.930
2018 Real Estate Taxes: \$130,385.00

Topography/Drainage: The site is level. Storm sewer drainage systems allow site water to be collected and drained through surface drains located in the parking lot areas.

Exterior Description:

Size: Estimated 57,609 ± square feet.

Age: The property was constructed in 1989.

Construction: Masonry and Steel.

Foundation: Poured, reinforced concrete footings, slab on grade construction.

Structural Frame: Steel structure and frame.

Exterior Walls/Windows: Split face concrete block masonry with aluminum casement with decorative brick veneer at detail areas. Insulated glass windows.

Roof/Drainage:

Single ply Firestone rubber membrane roofing system (EPDM) with stone ballast. The roof was reconditioned in 1999, including: exposing all seams, cleaning the seam areas and installing EPDM peel and stick material over the seam joints; all edges being recaulked; metal coping joints being resealed and the parapet coping being refastened. Drainage is provided by internal drains.

Interior Description:

Interior Partitioning: Interior space is partitioned utilizing drywall construction.

Ceiling, Wall and Floor Cover:

Ceilings feature acoustical grid ceilings. Wall cover features drywall walls and floor covering consists of carpeting and VAT tile.

Equipment and Mechanical Systems:

- HVAC:** Central forced air heat and central cooling provided by 30 roof mounted package units (one zone per 1,920 RSF). The HVAC units are natural gas fired with electric cooling and range between 3 to 5 tons. Conditioned air is distributed via rigid metal and flexible ductwork and ceiling diffusers.
- Fire Protection:** Wet sprinkler fire protection systems are throughout the building.
- Landscaping:** Underground sprinkler system.
- Flood Plain:** The subject property is identified as being in Flood Zone C, according to Flood Insurance Community Panel No. 340090-0007 B, dated February 17, 1982. Flood insurance is not typically required within this zone.
- Access:** Access is from Terri Lane
- Utilities:**
- Water/Sewer:** Municipal
- Electric:** Public Service Electric and Gas (PSE&G). The property has a 277/480-volt, 3 phase, 4 wire main electric service with 2000 ampere capacity.
- Gas:** Public Service Electric and Gas (PSE&G)

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