



## INDUSTRIAL BUILDING AVAILABLE FOR LEASE

---

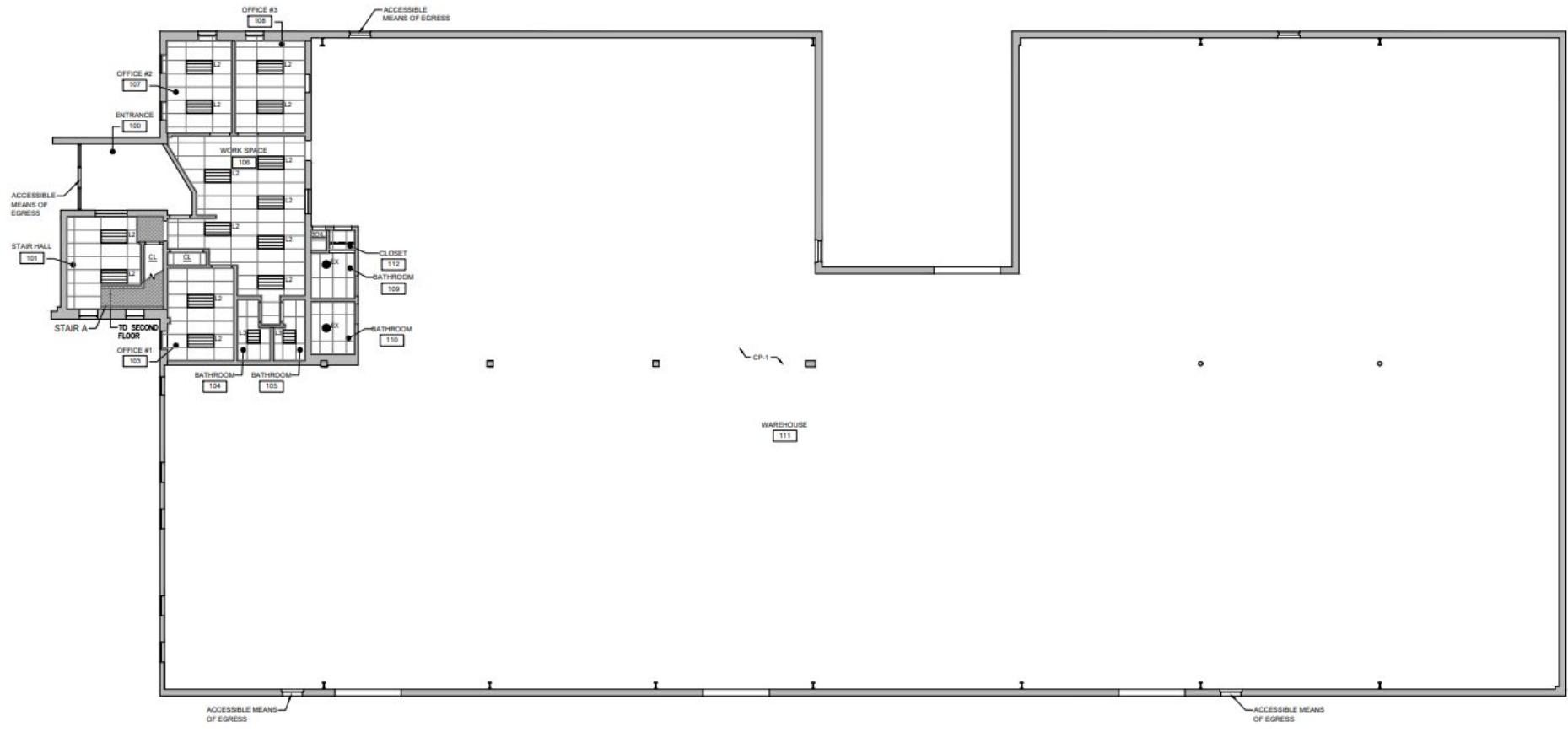
108 N Gold Drive, Robbinsville, NJ 08691

# PROPERTY/BUILDING HIGHLIGHTS

- **AVAILABLE SPACE:**  
21,993 SF
- **LAND:**  
1.90 Acres
- **OFFICE SPACE:**  
Approx. 3,300 SF (two-stories)
- **CEILING HEIGHTS:**  
15'8" to 17'4" clear
- **LOADING:**  
One (1) exterior loading platform with two tailgate positions
- **DRIVE-INS:**  
Two (2) 10' x 10' Drive-Ins
- **FOUNDATION:**  
Concrete slab-on-grade with perimeter and interior footings
- **STRUCTURE:**  
Concrete block over steel framing
- **SPRINKLER:**  
100% Wet Sprinkler System
- **ROOF:**  
Pitched standing seam metal roof
- **PARKING:**  
Thirty-four (34) marked surface spaces on asphalt paving on grade
- **LIGHTING:**  
LED
- **YEAR BUILT:**  
1980
- **HVAC:**  
**Air Conditioning:** Split system units  
**Heat:** Gas-fired space heaters
- **UTILITIES:**  
**Water/Sewer:** Robbinsville Township  
**Electric:** PSE&G  
**Gas:** PSE&G
- **ZONING:**  
OW – Office Warehousing (Robbinsville Twp)
- **TRANSPORTATION:**  
Serviced by NJ Bus Route 130
- **LOCATION:**  
Located off Route 130 & I-195 on the border of Hamilton, New Jersey. The property provides easy access to the New Jersey Turnpike, I-95, and Trenton Robbinsville Airport.

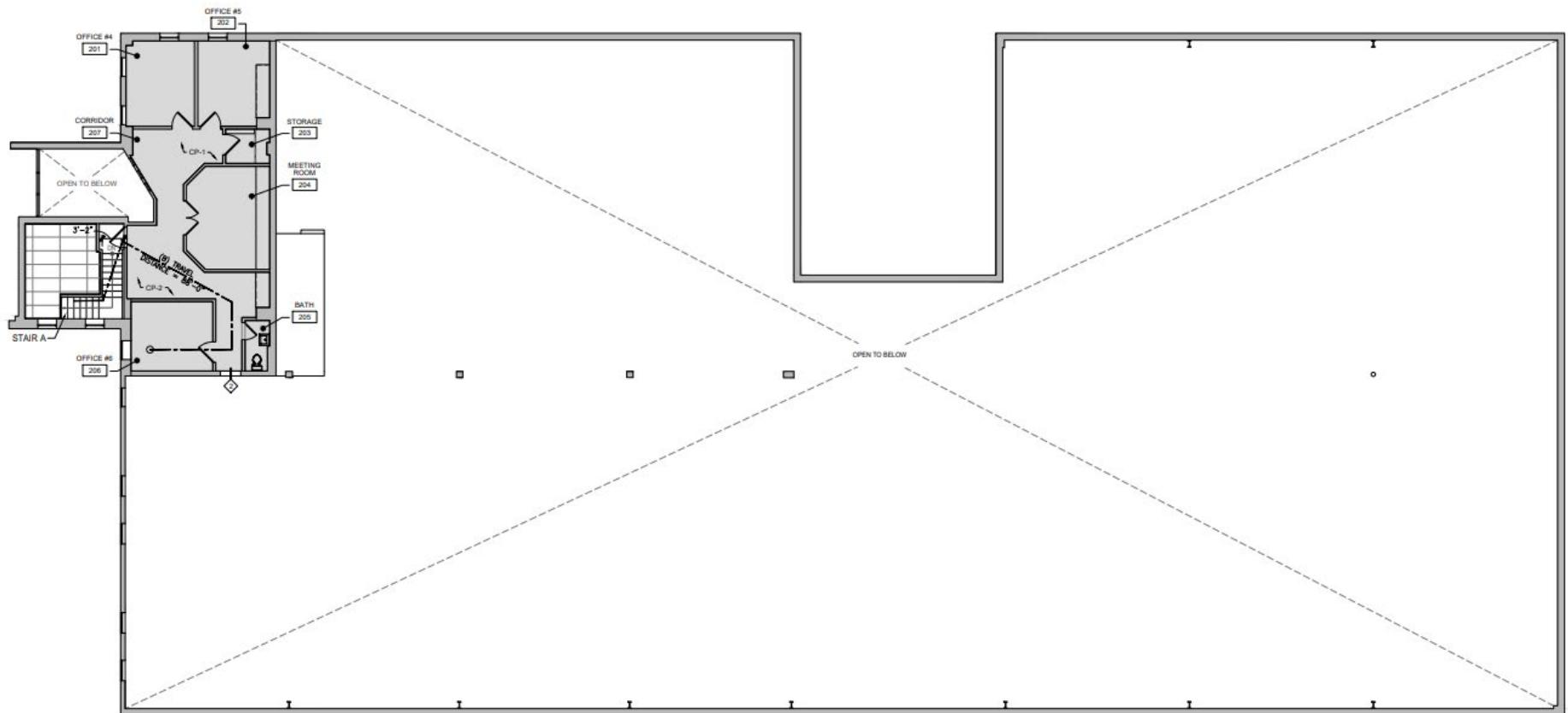


# BUILDING PLANS



1 FIRST FLOOR CONSTRUCTION PLAN  
A101 1/8" = 1'-0"

# BUILDING PLANS



1 MEZZANINE CONSTRUCTION PLAN  
A102 1/8" = 1'-0"

## PHOTOS



# CONTACT



**Mike Torsiello, SIOR**  
Senior Vice President  
215.448.6210  
[mtorsiello@binswanger.com](mailto:mtorsiello@binswanger.com)



**Jason Ostach**  
Vice President  
215.448.6021  
[jostach@binswanger.com](mailto:jostach@binswanger.com)



**Art Keegan**  
Sales Associate  
215.448.6035  
[akeegan@binswanger.com](mailto:akeegan@binswanger.com)



**Matthew Fennelly**  
Vice President  
215.448.6236  
[mfennelly@binswanger.com](mailto:mfennelly@binswanger.com)



Three Logan Square  
1717 Arch Street, Suite 5100  
Philadelphia, PA, 19103  
Phone: 215.448.6000  
[binswanger.com](http://binswanger.com)

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and no liability may be imposed.

