



Faropoint



BINSWANGER
UNIQUELY SPECIALIZED SINCE 1931

INDUSTRIAL BUILDING AVAILABLE FOR LEASE

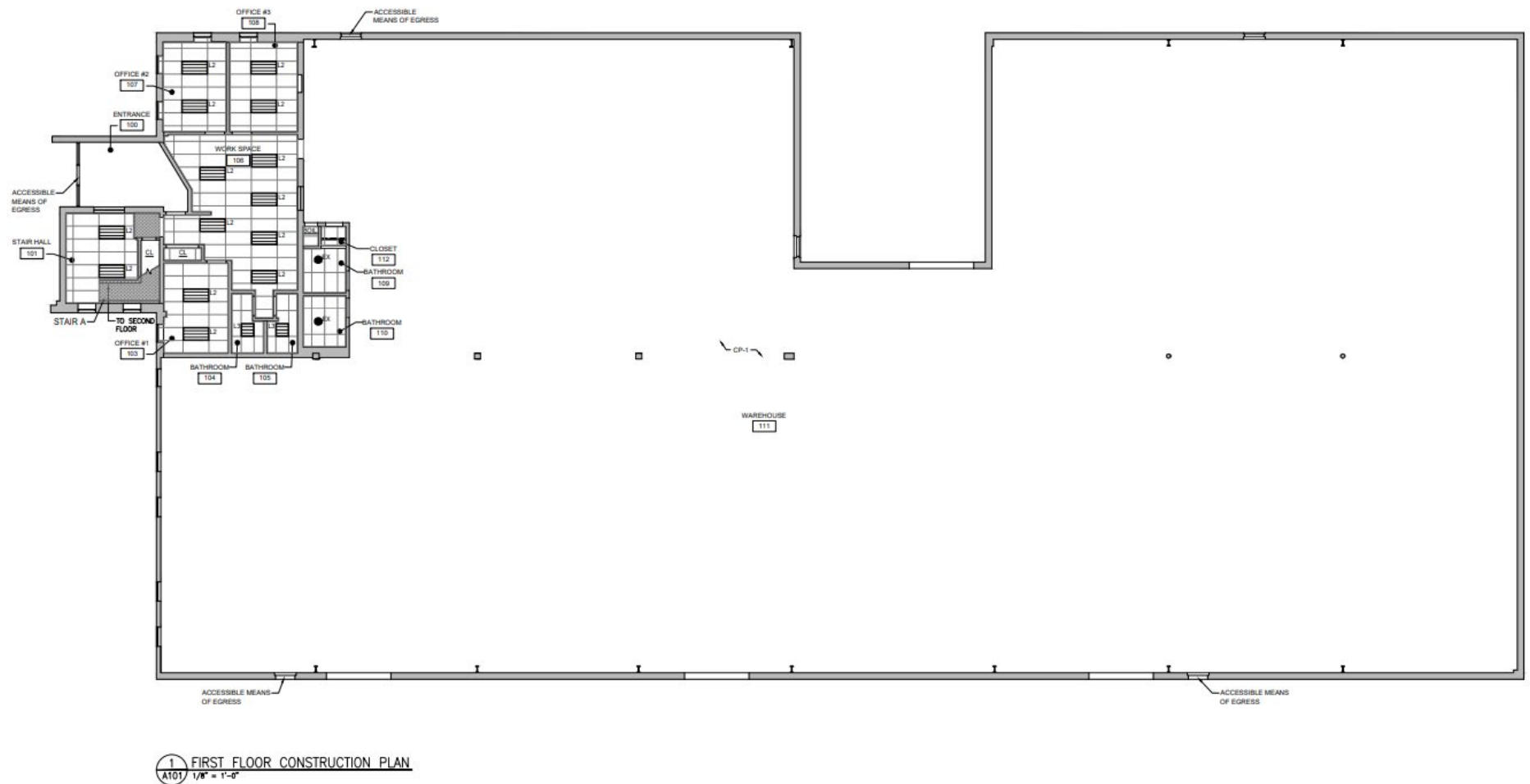
108 N Gold Drive, Robbinsville, NJ 08691

PROPERTY/BUILDING HIGHLIGHTS

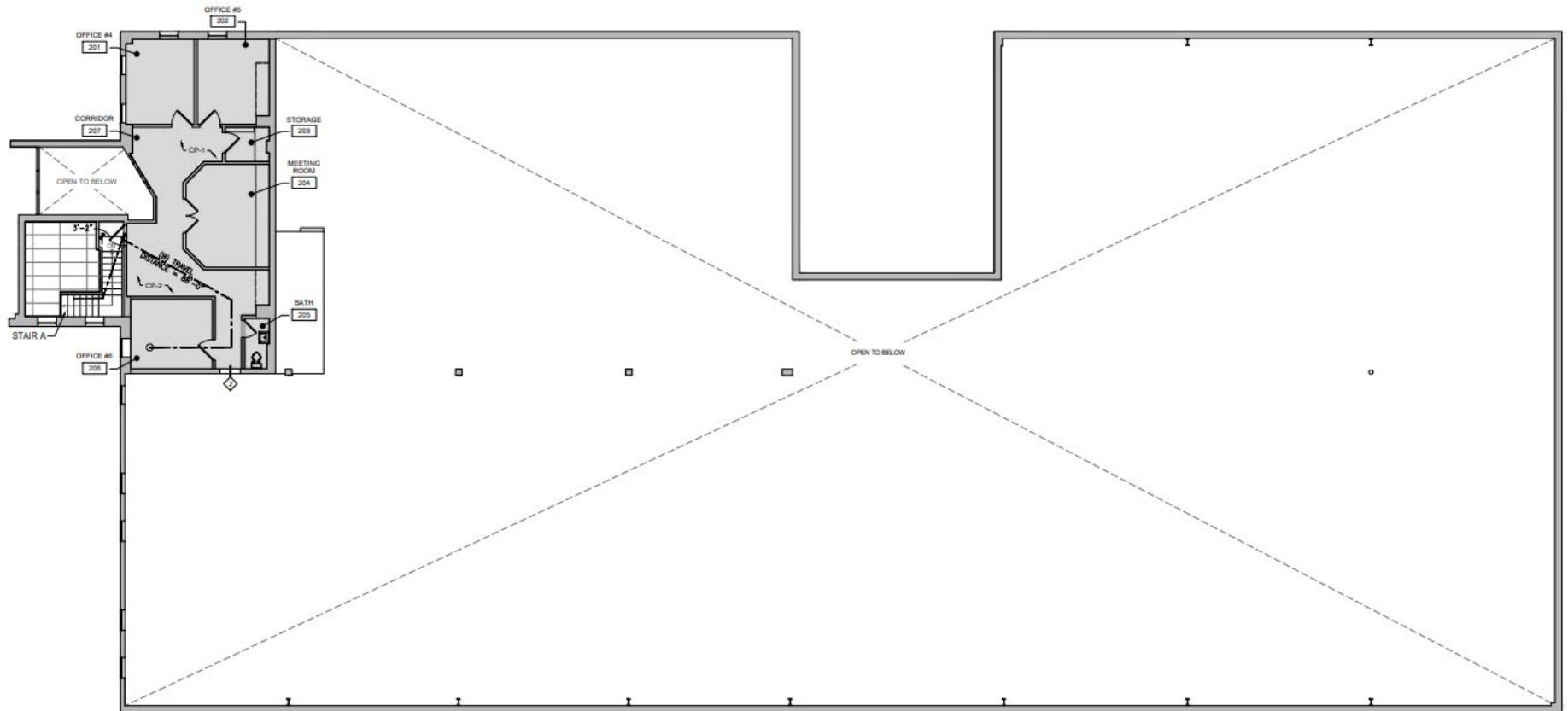
- **AVAILABLE SPACE:**
21,993 SF
- **LAND:**
1.90 Acres
- **OFFICE SPACE:**
Approx. 3,300 SF (two-stories)
- **CEILING HEIGHTS:**
15'8" to 17'4" clear
- **LOADING:**
One (1) exterior loading platform with two tailgate positions
- **DRIVE-INS:**
Two (2) 10' x 10' Drive-Ins
- **FOUNDATION:**
Concrete slab-on-grade 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:**
Served 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



BUILDING PLANS



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

PHOTOS



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