



Expansive Industrial Space for Lease with Ideal Access to Philadelphia & I-95 Corridor

- **Modern, "Headquarters" Quality Industrial Space:** 129,175 SF of industrial space, including primary warehouse, interior loading / garage, and class "A" office areas.
- **Strategic Location:** Convenient access to the NJ Turnpike, I-295, as well as multiple bridge access to Philadelphia and the I-95 corridor.
- **Efficient Logistics:** 9 exterior docks, 9 interior docks, and ample parking for vehicles and trailers, ensuring smooth operations.
- **Zoning and Modernization:** Specially Restricted Industrial zoning offers flexibility, and recent renovations ensures a move-in ready, modern facility.

For further information

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Building Specifications

Industrial Space For Lease

901 Pleasant Valley Avenue

Mount Laurel, NJ



BUILDING AREA	<ul style="list-style-type: none">■ Warehouse: 103,713 SF■ Garage/Shipping: 15,933 SF■ Office Area: 9,529 SF■ Total SF: 129,175 SF
ACREAGE	<ul style="list-style-type: none">■ 7.26 Acres
CEILING HEIGHTS	<ul style="list-style-type: none">■ Warehouse: 21'6"-22'6"■ Garage/Shipping: 20'10"
LOADING	<ul style="list-style-type: none">■ 9 Exterior docks■ 9 Interior 36" docks / 4 Drive-in doors (12'X15")■ 1 Concrete forklift ramp
YEAR BUILT	<ul style="list-style-type: none">■ 1974 (86,126 SF) / Renovation & addition completed in 2001 (43,049 SF)
CONSTRUCTION	<ul style="list-style-type: none">■ Block & tilt-up
PARKING	<ul style="list-style-type: none">■ 74 Vehicle spots for office area / 27 Truck spots (36') / Additional area to stack 53' trailers
LIGHTING	<ul style="list-style-type: none">■ Motion sensor LED
SPRINKLER SYSTEM	<ul style="list-style-type: none">■ Wet
POWER	<ul style="list-style-type: none">■ 1,600 Amp, 480 Volt, 3-Phase■ Designed for back-up generator placement
ZONING	<ul style="list-style-type: none">■ SRI - Specially Restricted Industrial
BLOCK/LOT	<ul style="list-style-type: none">■ 1201.04 / 5
TAXES (2023)	<ul style="list-style-type: none">■ \$167,861 (\$1.30 PSF)
HVAC	<ul style="list-style-type: none">■ Gas-fired air rotation system / Roof mounted air ventilation units
RESTROOMS	<ul style="list-style-type: none">■ Office: 2 Private / Men's Room / Women's Room■ Warehouse: Men's Room / 2 Break-rooms

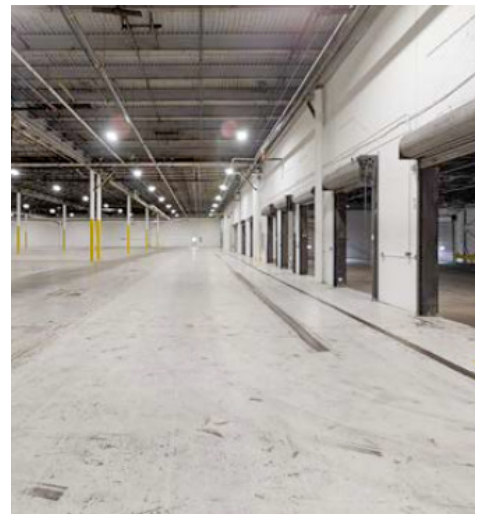
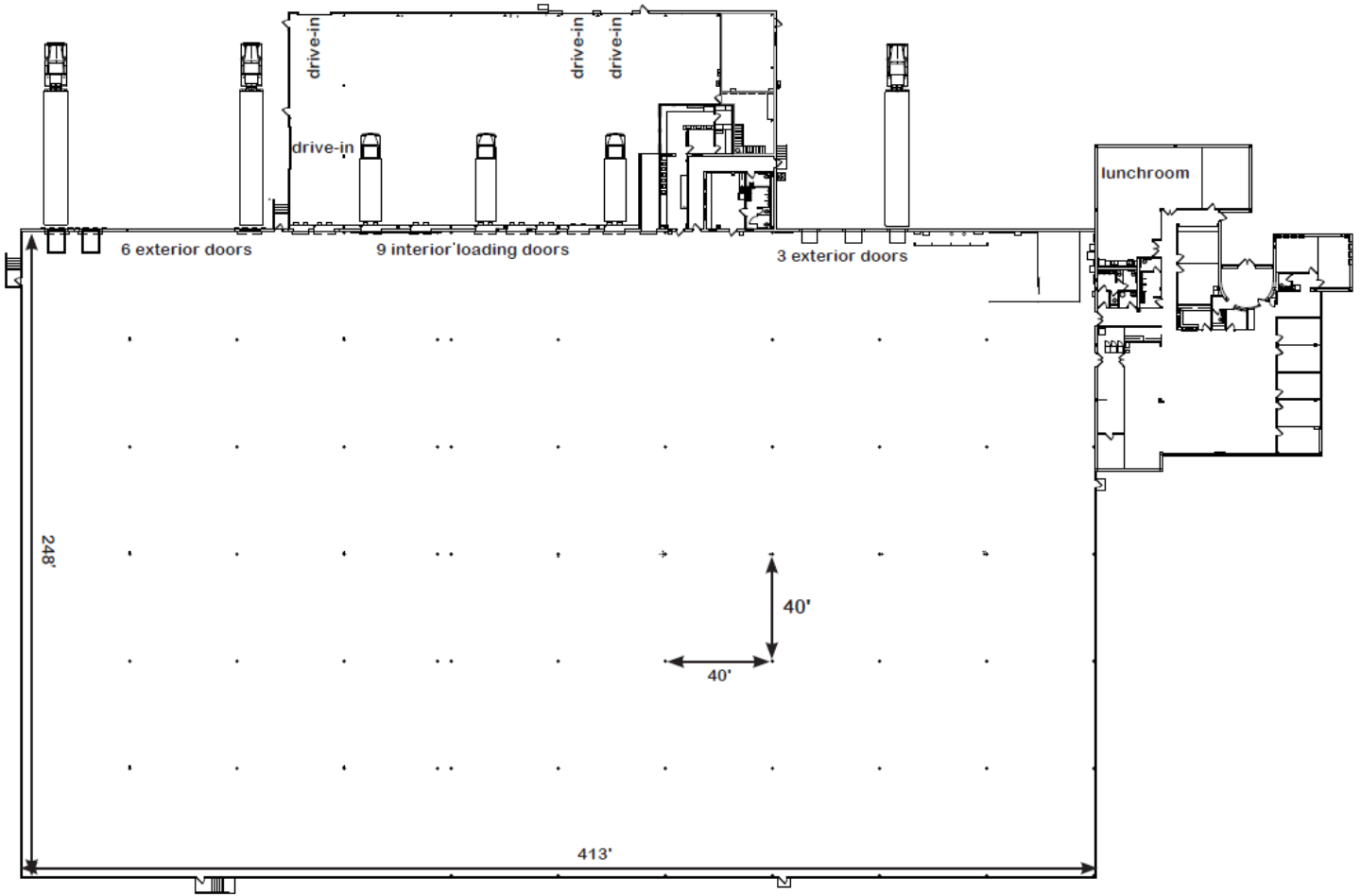
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Floor Plan

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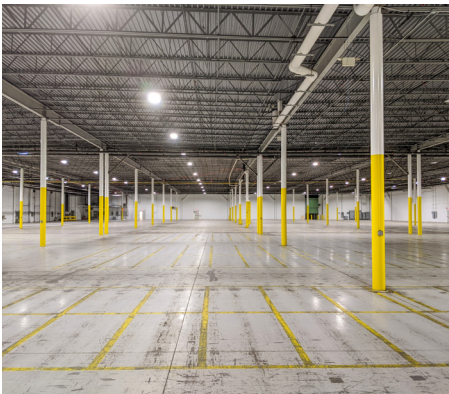
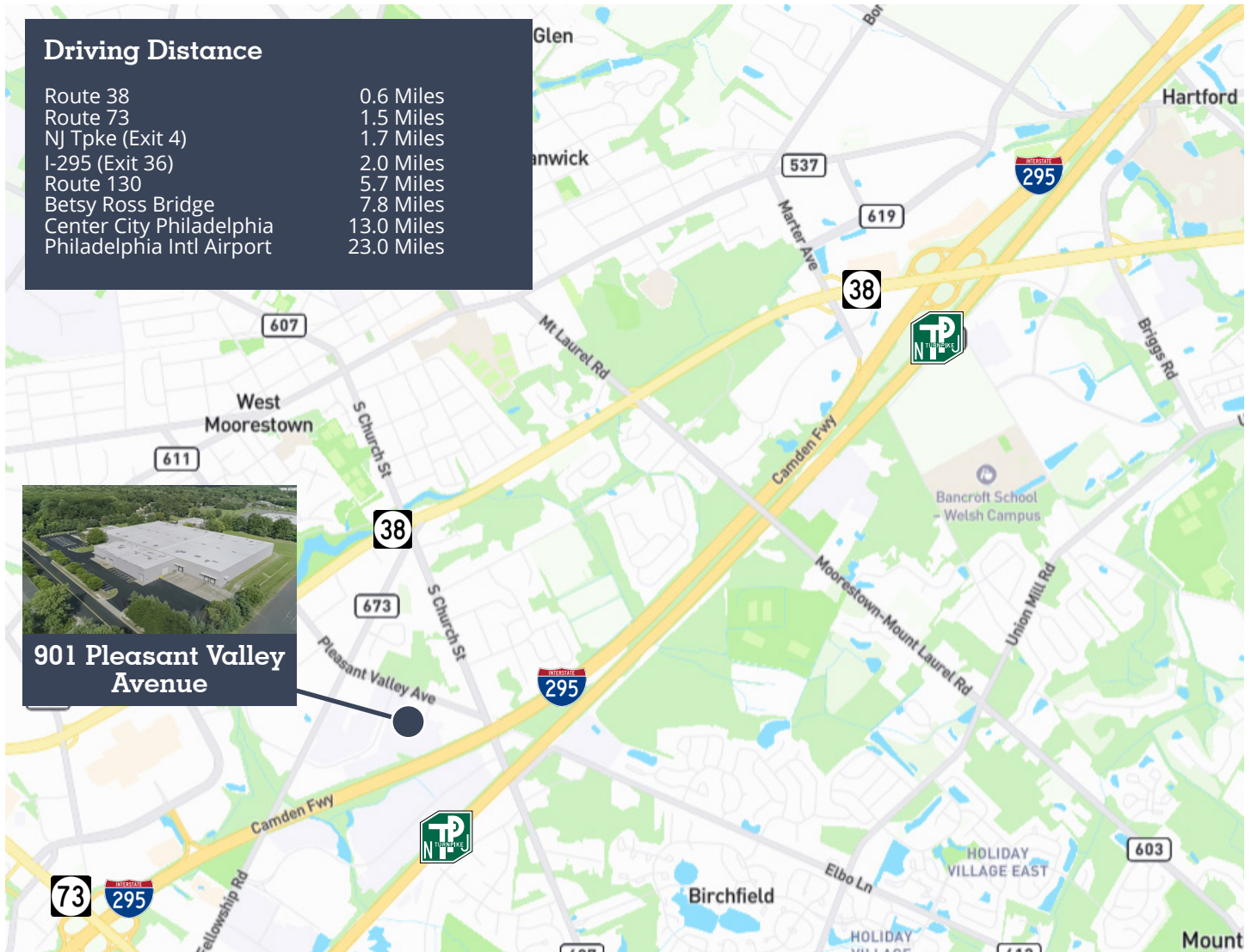
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Location Map

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