



INDUSTRIAL BUILDING AVAILABLE FOR LEASE

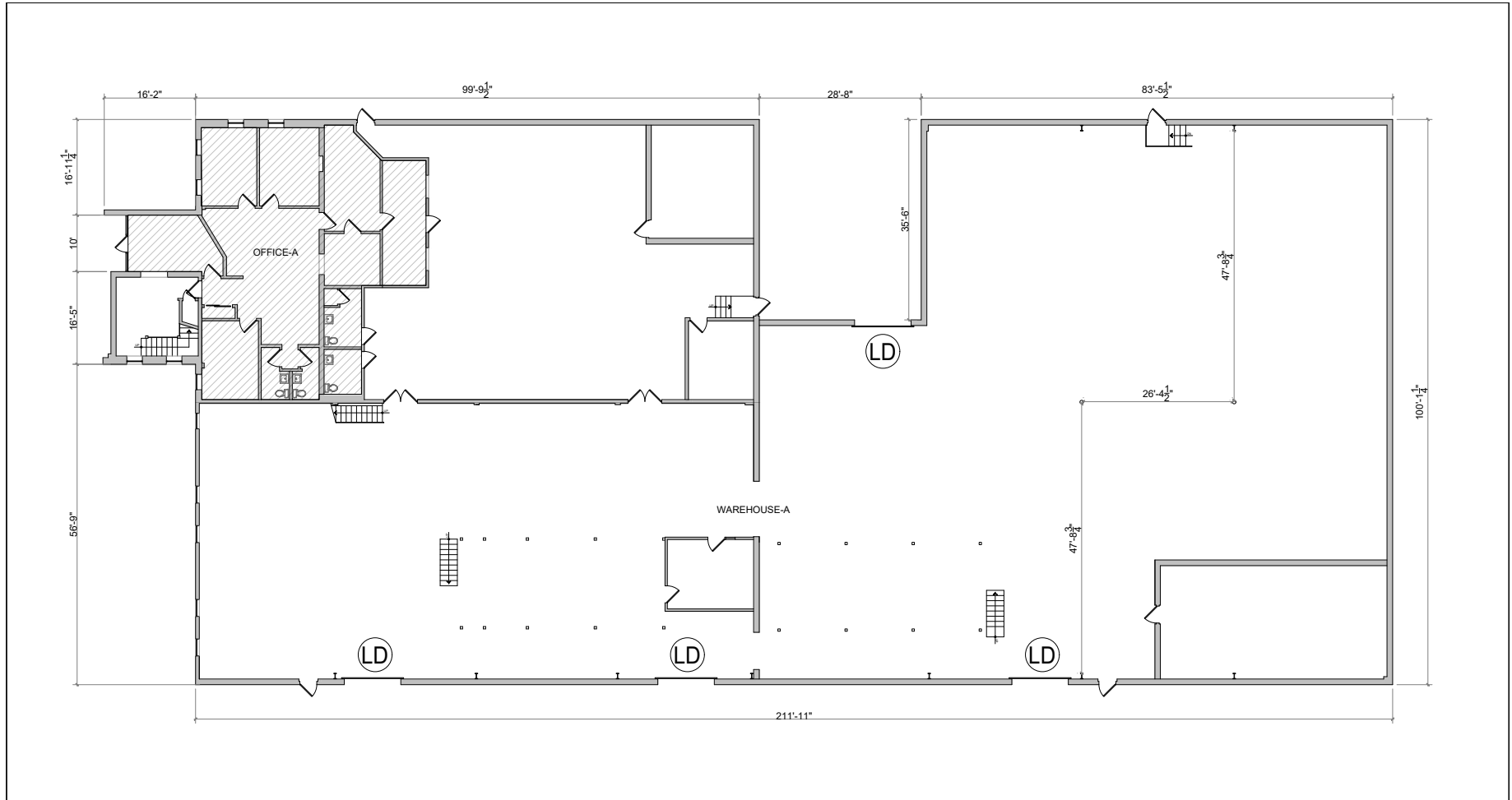
108 N Gold Drive, Robbinsville, NJ 08691

PROPERTY/BUILDING HIGHLIGHTS

- **AVAILABLE SPACE:**
21,961 SF
- **LAND:**
1.90 Acres
- **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.

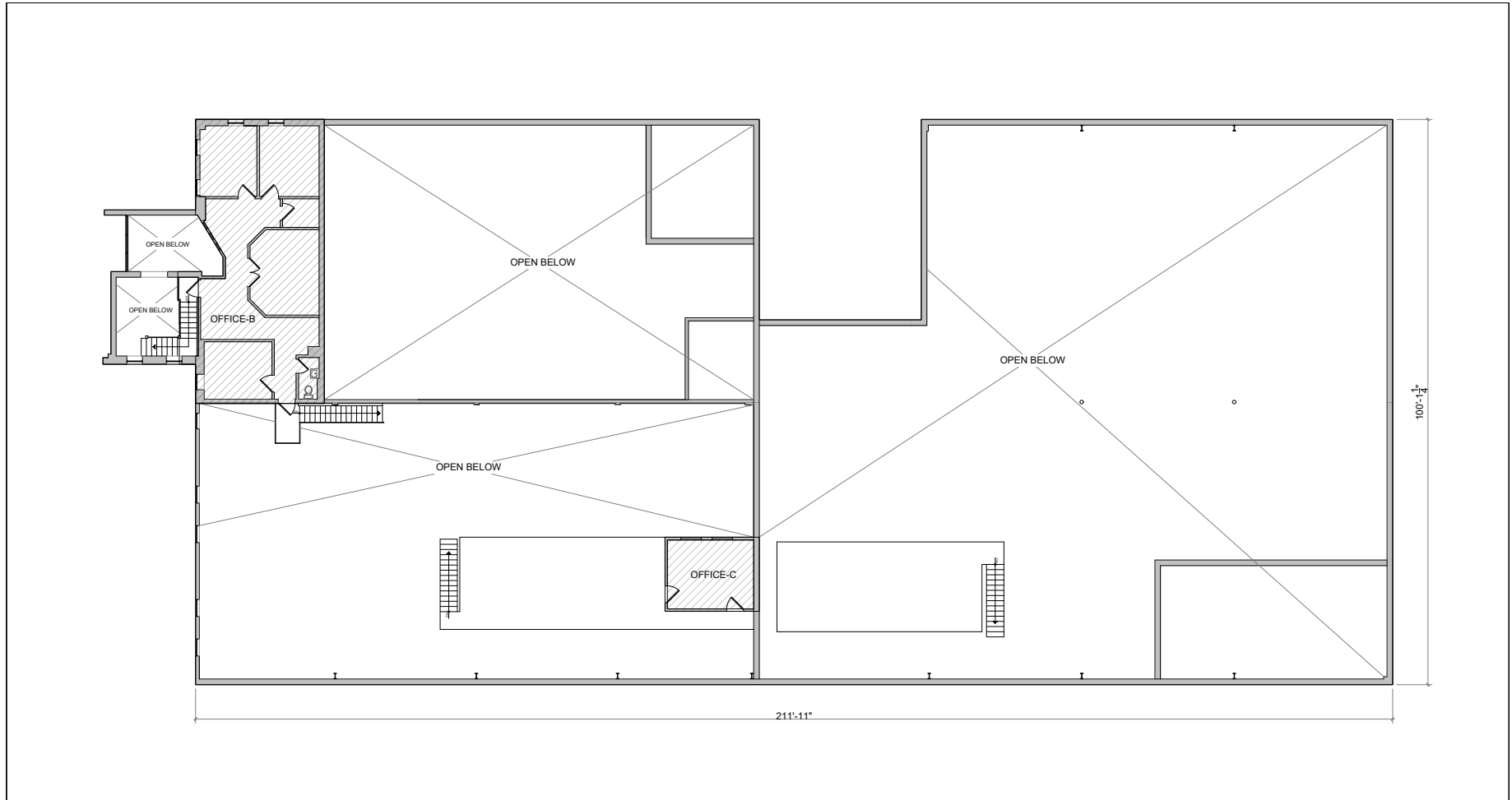


BUILDING PLANS



<p>ALL DIMENSIONS ARE SUBJECT TO FIELD VERIFICATION</p>  <p>www.faropoint.com</p>	<h2>GROUND FLOOR</h2> <p>108 N Gold Dr, Robbinsville Twp, NJ 08691</p>	<p>AREA CHART</p> <table border="1"> <tr><td>OFFICE-A</td><td>2,152 SF</td></tr> <tr><td>OFFICE-B</td><td>1,160 SF</td></tr> <tr><td>OFFICE-C</td><td>219 SF</td></tr> <tr><td>WAREHOUSE</td><td>18,430 SF</td></tr> <tr><td>TOTAL</td><td>21,961 SF</td></tr> </table>	OFFICE-A	2,152 SF	OFFICE-B	1,160 SF	OFFICE-C	219 SF	WAREHOUSE	18,430 SF	TOTAL	21,961 SF	<p>N</p>  <p>SCALE</p> <p>1/8" = 1'-00"</p>	<p>DATE: 08.20.2021</p> <p>SHEET: 1 OF 2</p> <p>QC BY: DF</p>
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PHOTOS



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