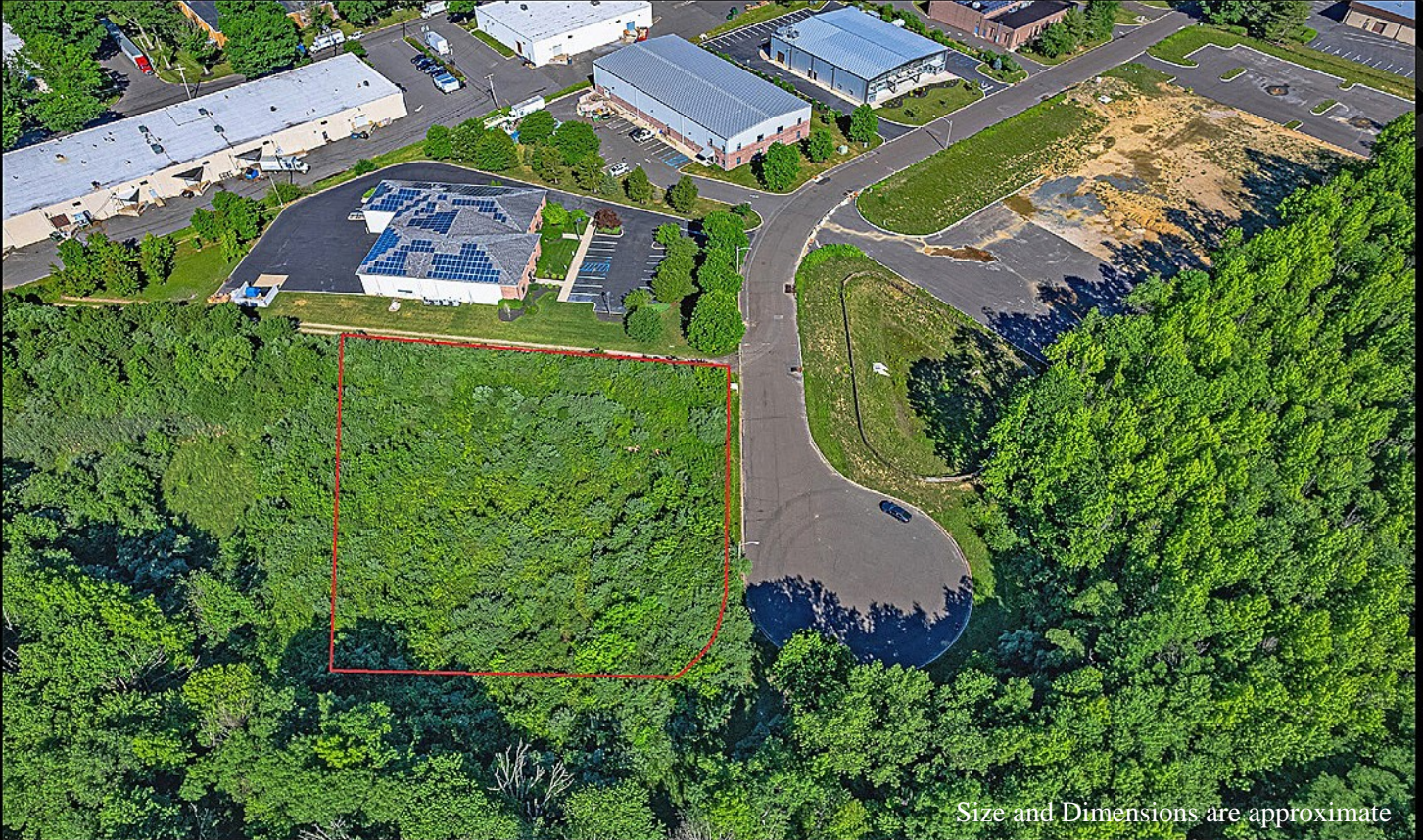


FOR SALE

Sale Price: \$859,000

****1.34 Fully Approved Land****
9,997 s.f. Warehouse/Office



119 N Gold Drive, Robbinsville NJ 08691

- * Block 29 Lot 1.01
- * Site approved for 5,128 s.f. Warehouse and 4869 s.f. Office
- * Loading: 1 Dock Door & 1 Drive In
- * Zoning: OW – Offices, Light Mfg, Wholesale, Research, Building Supply, Contractor Storage, Auto Parts, Retail, Brewery.



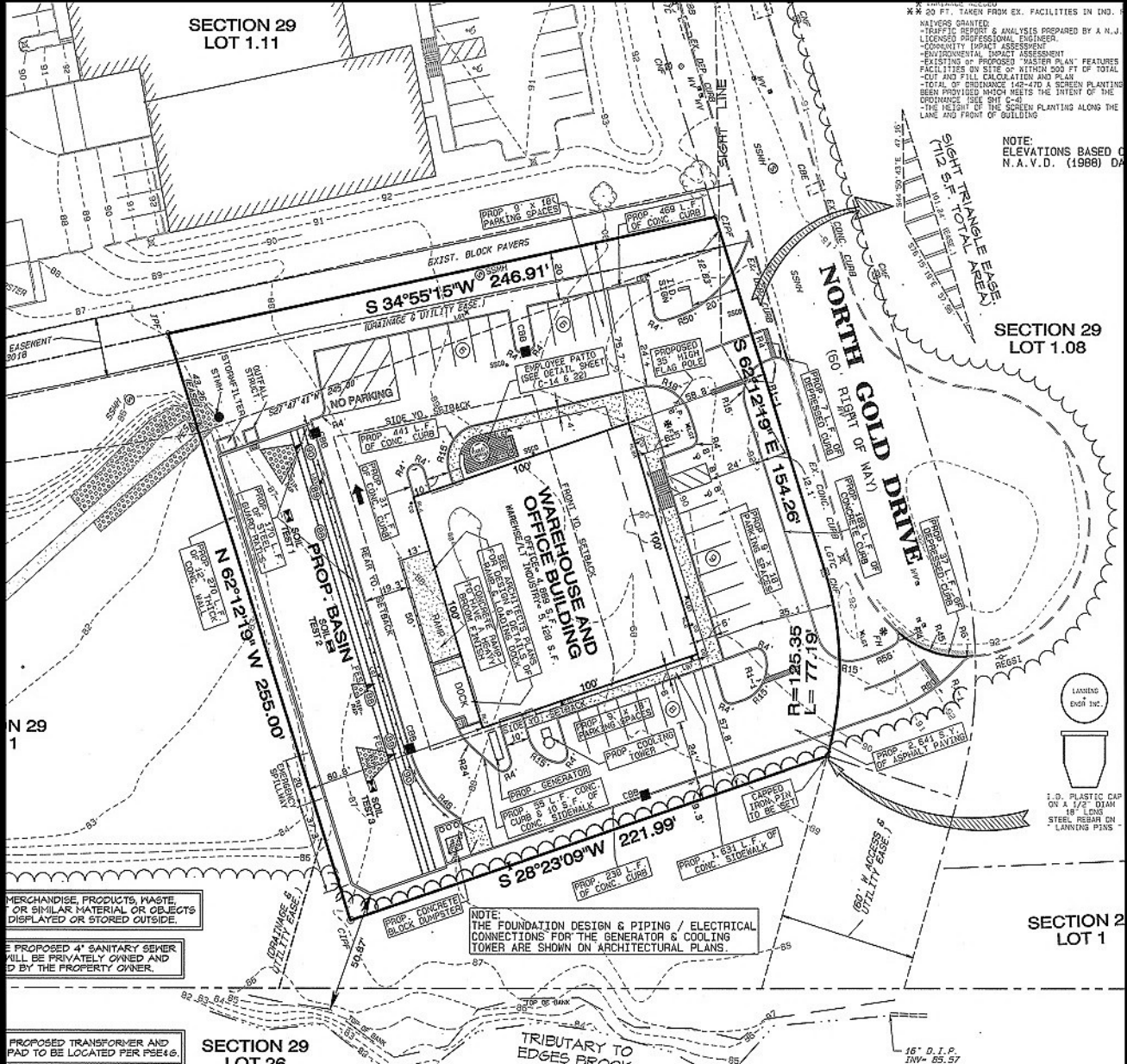
SHANNON SHEN
REALTOR

C: 201.993.4917
O: 609.924.5353



Preliminary & Final Site Plan

119 N Gold Dr, Robbinsville NJ 08691



WARRANTY GRANTED
 - TRAFFIC REPORT & ANALYSIS PREPARED BY A N.J. LICENSED PROFESSIONAL ENGINEER.
 - COMMUNITY IMPACT ASSESSMENT
 - ENVIRONMENTAL IMPACT ASSESSMENT
 - EXISTING OR PROPOSED "MASTER PLAN" FEATURES FACILITIES ON SITE OF WITHIN 500 FT OF TOTAL
 - CUT AND FILL CALCULATION AND PLAN
 - TOTAL OF CIRCUMFERENCE 140'-4" & SCREEN PLANTING BEEN PROVIDED WHICH MEETS THE INTENT OF THE ORDINANCE (SEE SHT C-4)
 - THE HEIGHT OF THE SCREEN PLANTING ALONG THE LANE AND FRONT OF BUILDING

NOTE: ELEVATIONS BASED ON N.A.V.D. (1988) DATA

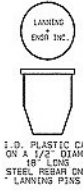
SECTION 29 LOT 1.08

SECTION 29 LOT 1

MERCHANDISE, PRODUCTS, WASTE, OR SIMILAR MATERIAL OR OBJECTS DISPLAYED OR STORED OUTSIDE.

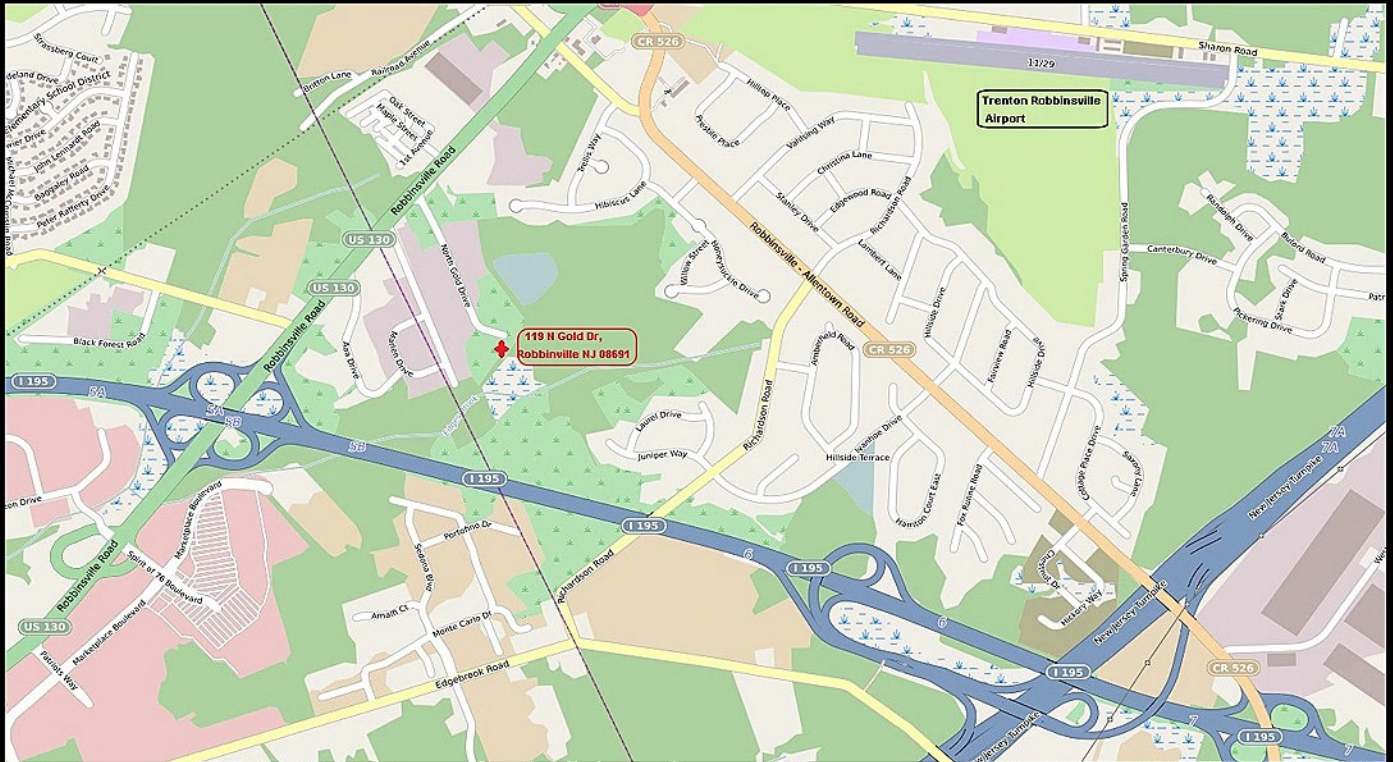
THE PROPOSED 4" SANITARY SEWER WILL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER.

PROPOSED TRANSFORMER AND PAD TO BE LOCATED PER PSE4.6.



Location Map

119 N Gold Dr, Robbinsville NJ 08691



Size and Dimensions are approximate

Route 130: 0.1miles

I-195: 0.3miles (Exit 5A)

I-95S: 3.1miles; I-95N: 3.4miles (Exit 7A)

I-295: 6.2 miles

Route 33: 5.1miles

Route 9: 20.5miles



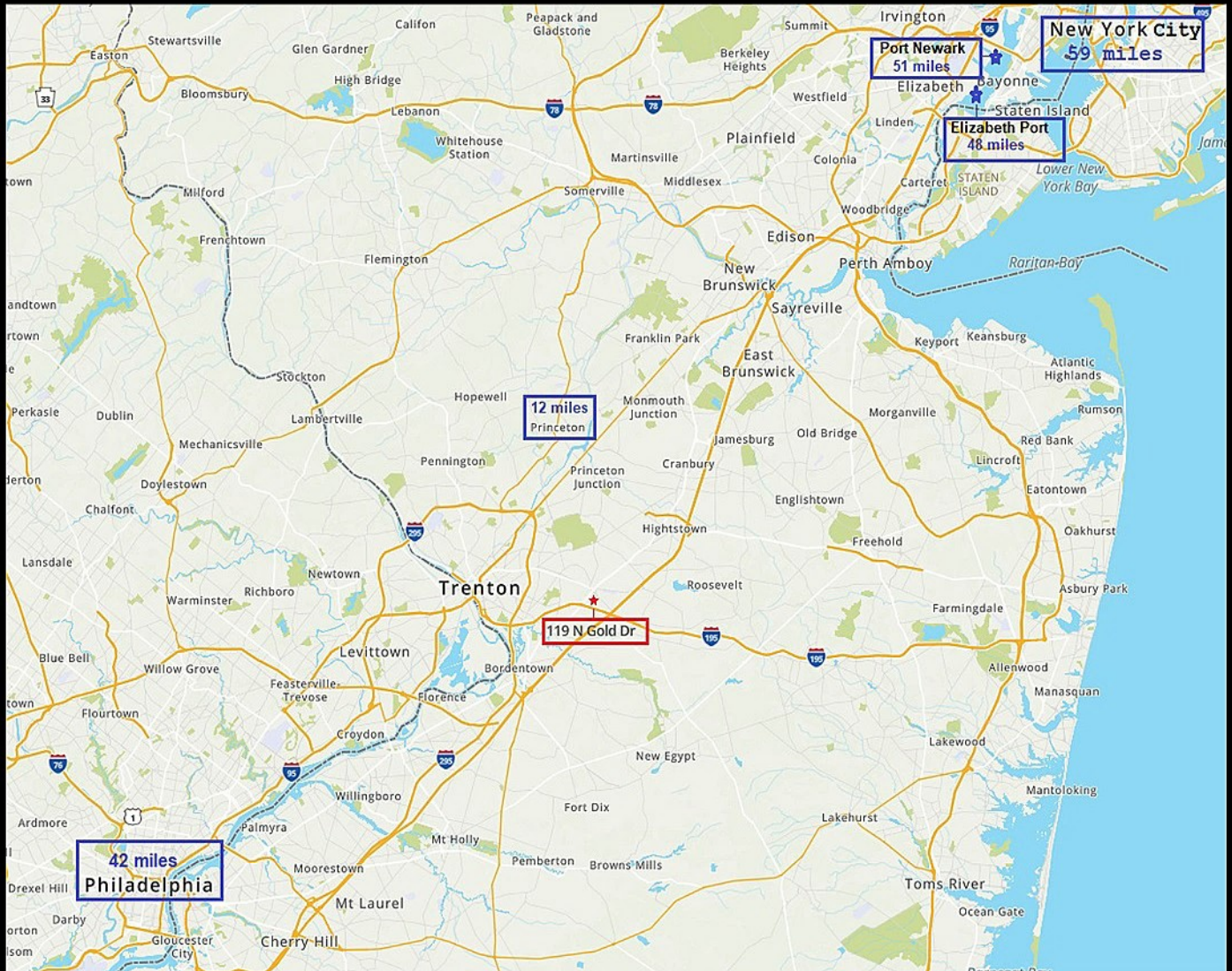
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Location Map

119 N Gold Dr, Robbinsville NJ 08691



Princeton: 12miles

Port Newark: 51miles

Elizabeth Port: 48miles

New York City: 59miles

Philadelphia: 42miles



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