

AVAILABLE FOR SALE OR LEASE

901 PLEASANT VALLEY AVE
MOUNT LAUREL, NEW JERSEY



129,175± SF INDUSTRIAL BUILDING

75% RACKED - 4,400 PALLET POSITIONS



**EASY ACCESS
TO I-295 &
NJ TURNPIKE**

CONTACT

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Naimertz

PROPERTY DETAILS

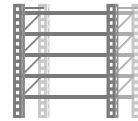
901 PLEASANT VALLEY AVE MOUNT LAUREL, NJ



TOTAL SQ. FEET
129,175±



ACREAGE
7.26±



75% RACKED
4,400 PALLET POSITIONS

TOTAL RENTABLE SF	129,175± SF
- WAREHOUSE	103,713± SF
- GARAGE/SHIPPING	15,933± SF
- OFFICE AREA	9,529± SF
ACREAGE	7.26± acres
TENANCY	Single tenant
YEAR BUILT	1974 / Renovated: 2001
PARCEL ID	24-01201-04-00005
ZONING	SRI-Specially Restricted Industrial
TAXES (2023)	\$171,647

LOADING

(6) exterior docks (expandable)
(9) interior 36" docks
(4) drive-in doors (12' x 15')
(1) concrete forklift ramp

CEILING HEIGHT	21'6" - 22'6" in warehouse 20'10" in garage / shipping
COLUMN SPACING	40' x 40'
POWER	1600a / 480v / 3P
LIGHTING	Motion sensor LED
FIRE SUPPRESSION	Wet sprinkler system
EMPLOYEE PARKING	74 lined parking spaces
TRUCK PARKING	Fully fenced & gated site



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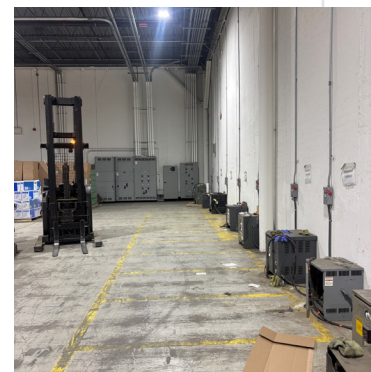
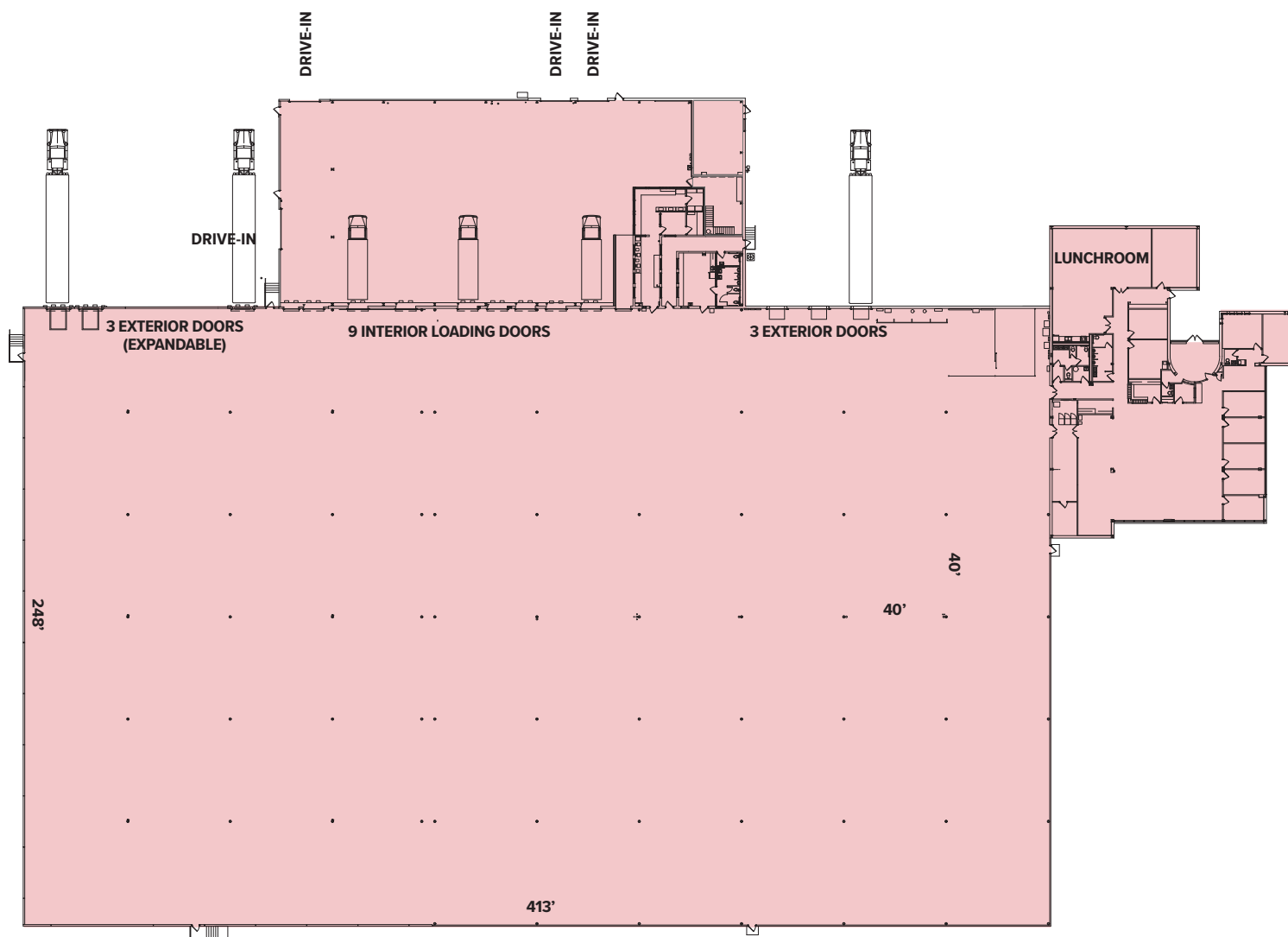
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FLOORPLAN

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LOCATION INFORMATION

901 PLEASANT VALLEY AVE MOUNT LAUREL, NJ



DISTANCE TO:

Route 38	0.6 mi
Route 73	1.3 mi
I-295 (Exit 36)	1.6 mi
NJ Turnpike (Exit 4)	1.8 mi
Route 130	5.6 mi

Tacony-Palmyra Bridge	7.5 mi
Betsy Ross Bridge	8.3 mi
Ben Franklin Bridge	9.9 mi
PhilaPort (Tioga Marine Terminal)	10.5 mi
PhilaPort (Packer Ave Terminal)	19.5 mi
Philadelphia International Airport	23.5 mi

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