

820 East Gate Drive

MOUNT LAUREL, NJ

±105,450 SF | AVAILABLE FOR LEASE OR SALE

BURLINGTON COUNTY



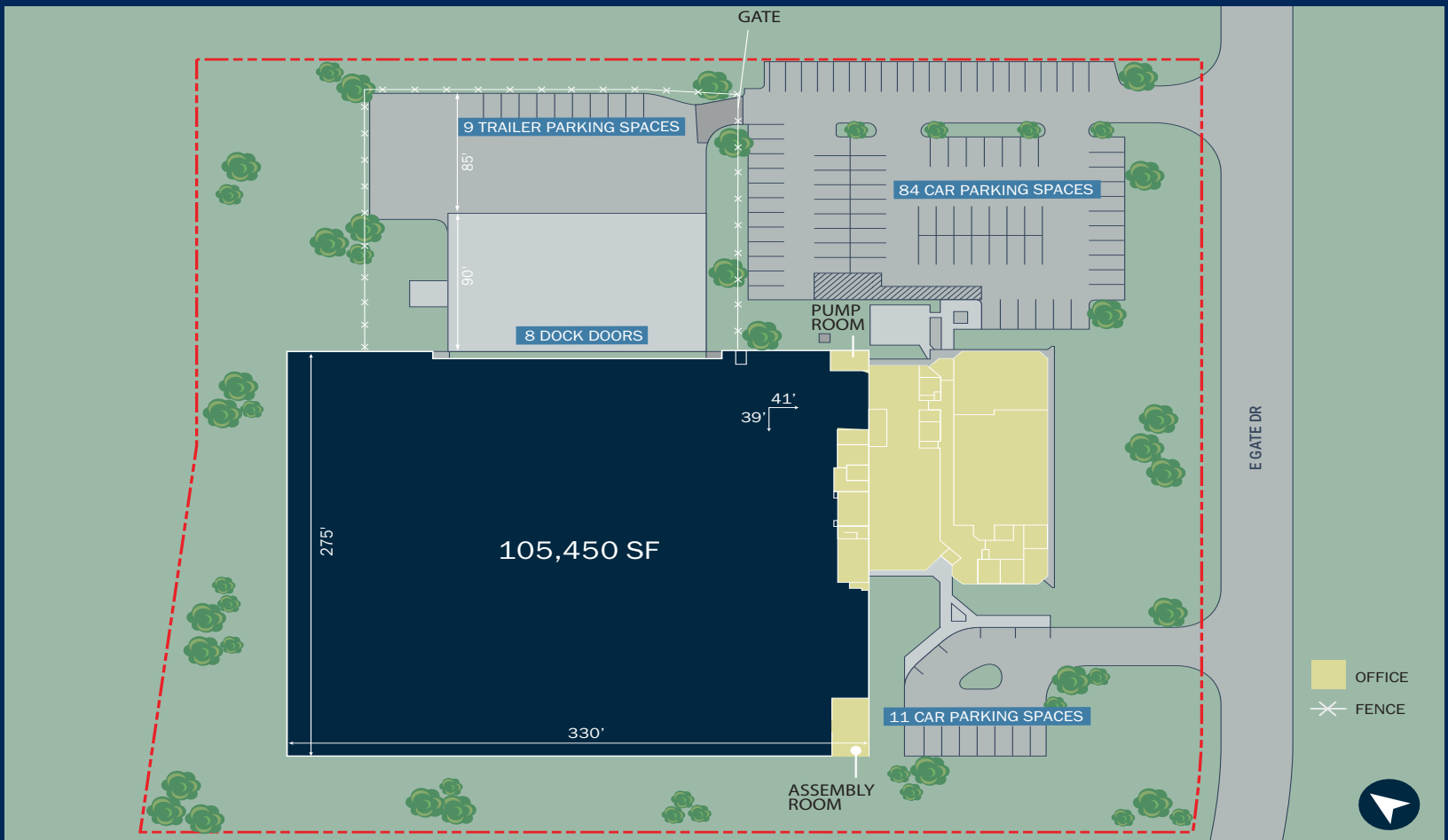
OWNER:



LISTING AGENT:



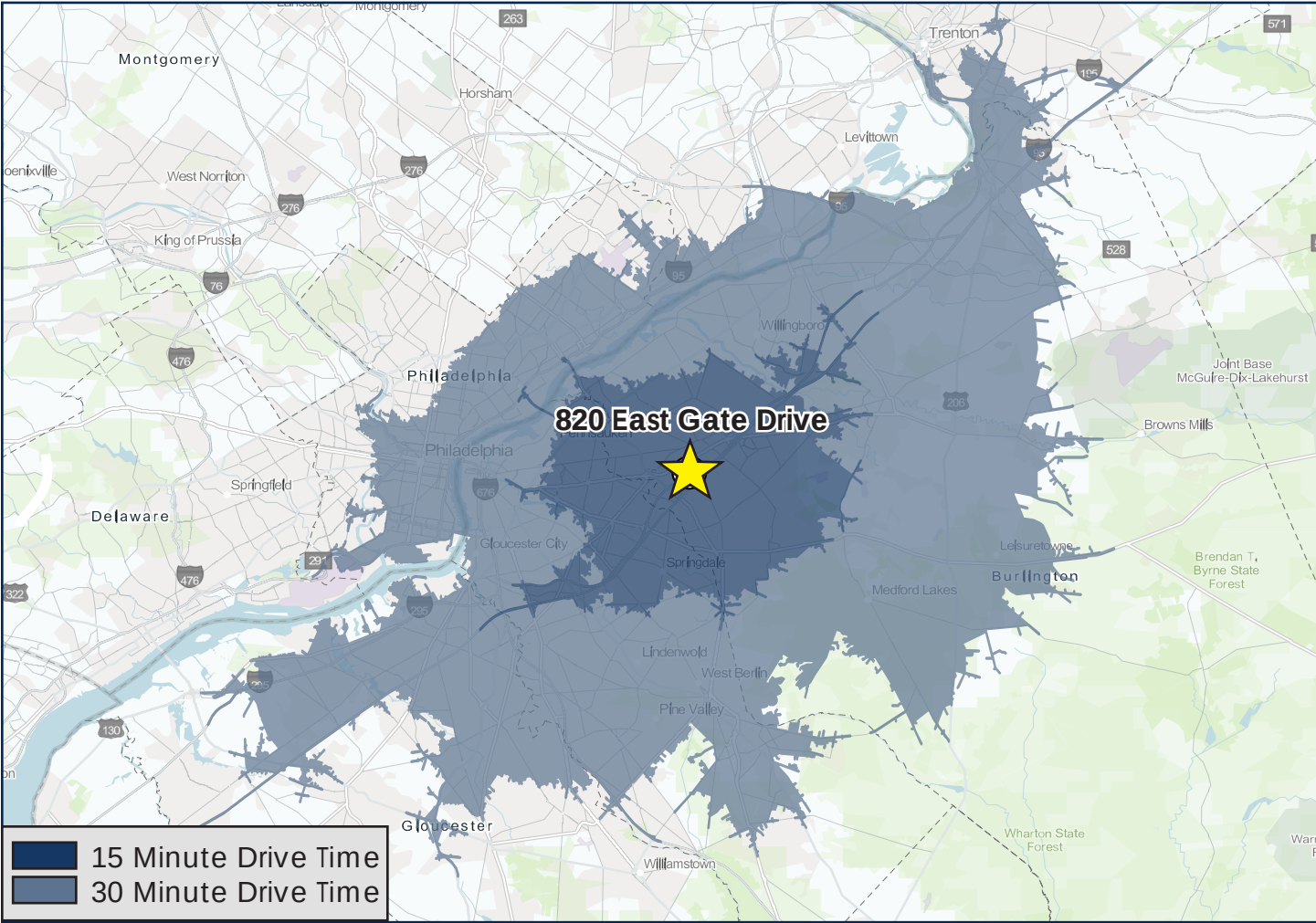
Floor & Site Plan



Building Specifications

Building Area:	±105,450 SF	Car Parking:	95 spaces
Construction Year:	1976	Trailer Parking:	9 spaces
Future Expansion:	Potential ability to expand impervious coverage for additional car or trailer parking and/or building expansion	Truck Court Depth:	175'
Building Dimensions:	Depth: 275' Width: 330'	Construction:	Structural steel frame with concrete masonry units (CMU) and metal panels
Office Area:	16,629 SF	Power:	2,000-amp, 277-480-volt, 3-phase, 4-wire system
Acres:	6.94 acres	Roof Warranty:	20 Year Warranty expiring in 2041
Clear Height:	24'	Fire Protection:	ESFR
Column Spacing:	39' x 41'	Lighting:	LED
Loading Configuration:	Rear-loading	HVAC:	Cooling (in office only): Series of five split system, direct expansion units with roof mounted air cooled condensers Heating: Floor mounted air rotation unit
Dock Doors:	8		

Labor & Location Highlights



I-295: EXIT 36
5 MIN | 1.4 MILES



NJ TURNPIKE: EXIT 4
5 MIN | 1.4 MILES

30 Minute Drive Time Area

Total Population
2,036,691

Total Labor Force
1,102,165

Blue Collar Workers
187,373



Aerial Amenities

ANCHORS:

BARNES & NOBLE



Walmart

HOTELS:



COURTYARD
BY MARRIOTT

WESTIN
HOTELS & RESORTS

WYNDHAM
HOTELS & RESORTS

RETAIL:



ROSS
DRESS FOR LESS

Michaels



RESTAURANTS:



CAVA



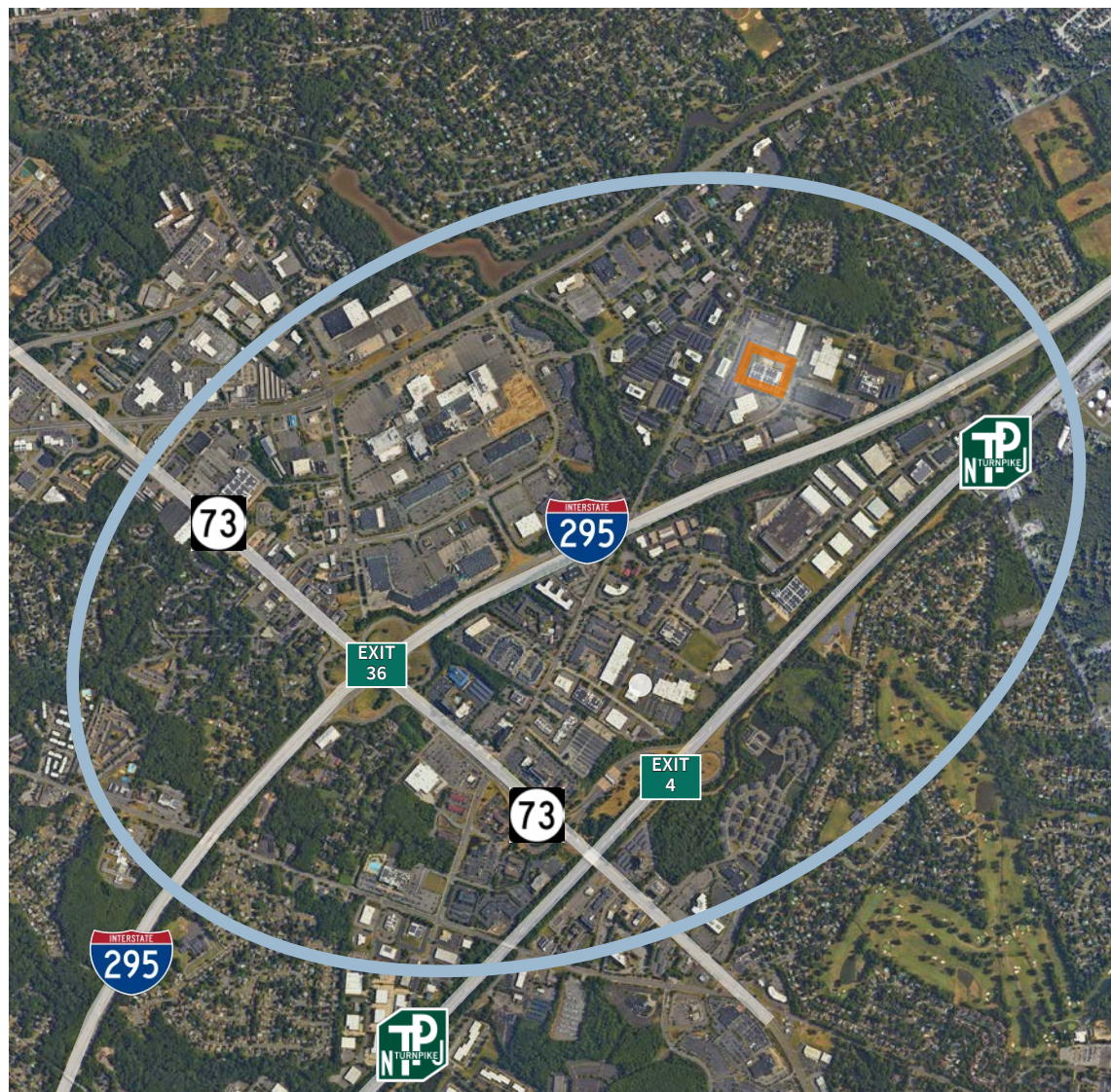
FIVE GUYS
BURGERS and FRIES



PrimoHoagies
OLD FASHIONED STYLE
ITALIAN SPECIALTY SANDWICHES



MILLER'S
ALE HOUSE



OWNER:



LISTING AGENT:



820 East Gate Drive

LOCATION OVERVIEW

UPS HUB | LAWNESIDE

8 miles | 12 minutes

FEDEX HUB | BARRINGTON

10 miles | 17 minutes

PHILADELPHIA, PA

16 miles | 22 minutes

PHILAPORT

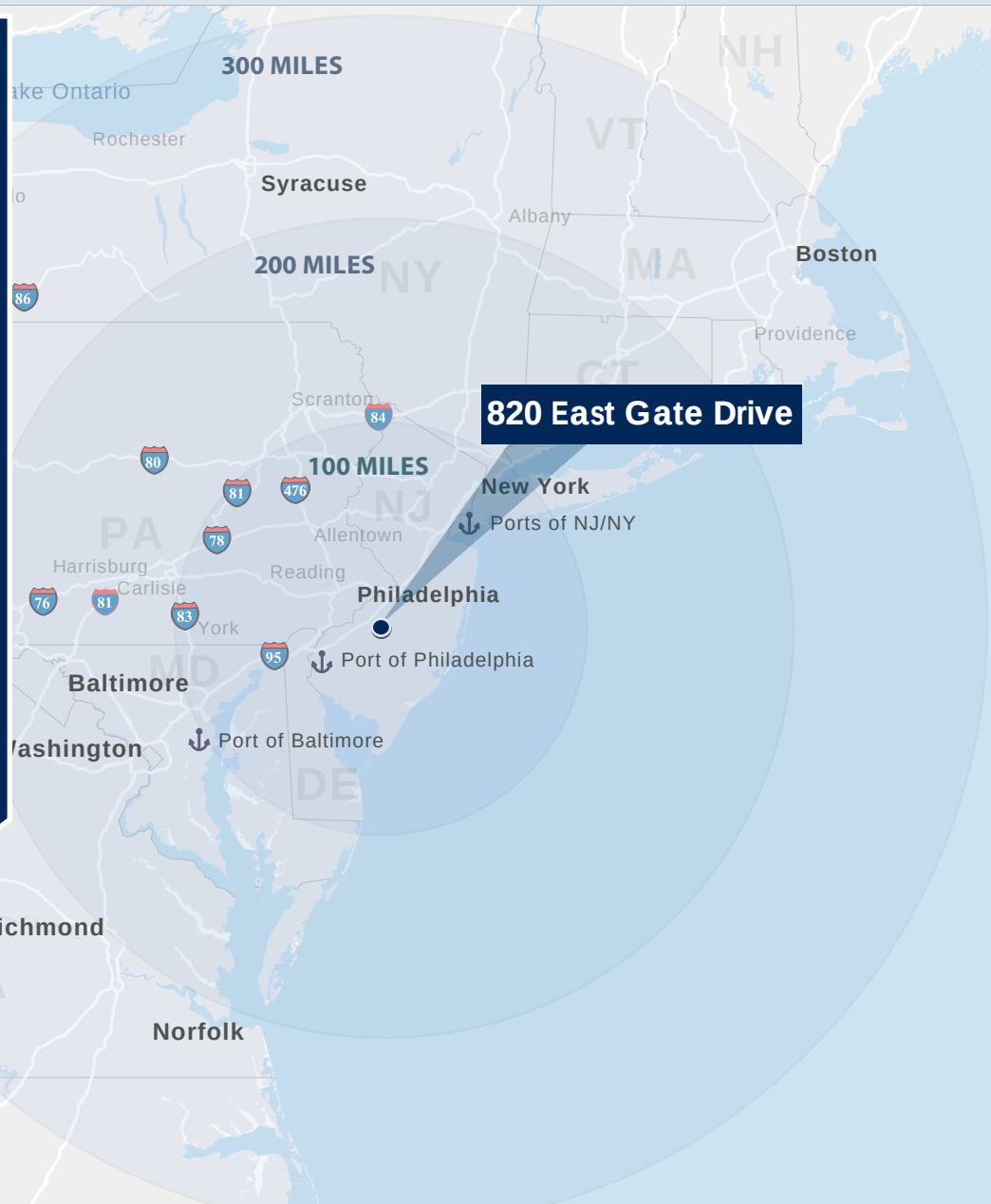
18 miles | 25 minutes

PORT NEWARK / ELIZABETH

77 miles | 78 minutes

NEW YORK CITY, NY

83 miles | 85 minutes



LISTING AGENT:



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