



# INDUSTRIAL PROPERTY AVAILABLE FOR SALE



108 NORTH GOLD DRIVE | ROBBINSVILLE, NJ



Wolf Commercial Real Estate  
[www.WolfCRE.com](http://www.WolfCRE.com)





## PROPERTY DESCRIPTION

- Location** 108 North Gold Drive  
Robbinsville, NJ 08691
- Size / SF Available** 23,933 SF
- Sale Price** \$2,871,960
- Property / Area Description**
- 23,933 SF Light Industrial Building
  - 22' Clear Height with approximately 4,000 SF of existing office space
  - 2 New HVAC Units
  - Platform loading with 2 dock height positions and 2 Drive-in Doors
  - Impeccably maintained building, parking lot and grounds
  - Immediate access to Route 130 North, 4 miles to New Jersey Turnpike (Interchange 7A)
  - Easy drive to EWR and PHL International Airports
  - Hamilton Marketplace Regional Power Center with over 1 Million Square Feet of shopping and dining options
  - Sought after Robbinsville, NJ address

## Contact Us

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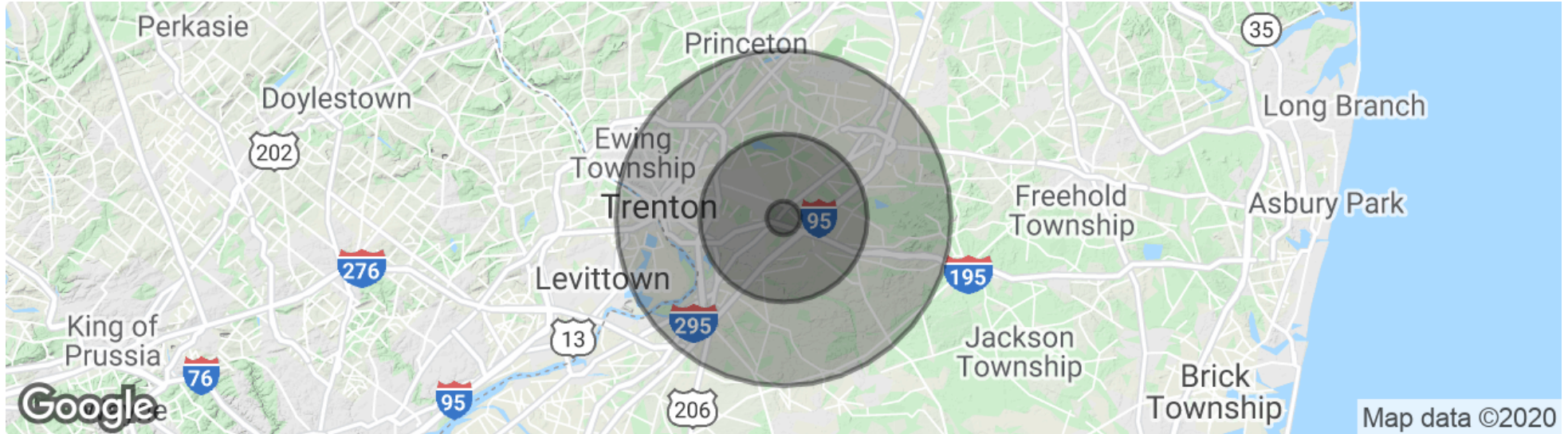
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,990	93,934	408,019
Average age	41.2	41.8	37.5
Average age (Male)	40.5	40.6	36.6
Average age (Female)	42.5	43.3	38.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,009	32,966	144,998
# of persons per HH	3.0	2.8	2.8
Average HH income	\$114,076	\$106,303	\$94,446
Average house value	\$388,671	\$363,134	\$348,361

*\* Demographic data derived from 2010 US Census*



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