

FOR LEASE

**28,253 - 76,700 SF
INDUSTRIAL
BUILDING
FOR LEASE**



**107 GAITHER DRIVE
MOUNT LAUREL, NJ • 08054**

SITE OVERVIEW



PROPERTY OVERVIEW

Property Summary

Property Specifications

BUILDING SIZE	28,253 - 76,700 SF
YEAR BUILT	1976
STORIES	1
OFFICE SIZE	7,693 SF
WAREHOUSE SIZE	69,007 SF
CONSTRUCTION	Masonry
CEILING HEIGHT	20'9"
COLUMN SPACING	40' x 40'
LAND SIZE	4.97 Acres
LOADING	11 Exterior Loading Docks 8'W x 10'H
HVAC	Office: heated and air conditioned Warehouse: heated by ceiling hung gas fired heating units
LIGHTING	Fluorescent: T5s, 54 Watt HOs Sensored for motion
ELECTRIC SERVICE	PSE&G provider
WATER SERVICE	Mt Laurel Twp MUA
GAS SERVICE	PSE&G
SEWER SERVICE	Mt Laurel Twp MUA
FIRE SUPPRESSION	Wet fire sprinkler systems
ZONING	I (Industry)
TAX MAP	Block: 1201.05, Lot: 2
TAXES (2023)	\$92,391.65 or (\$1.20/SF)
CAR PARKING	60 Spaces

Property Highlights

4.97 ACRES
28,253 - 76,700 SF
INDUSTRIAL SPACE
AVAILABLE FOR LEASE

THE PROPERTY HAS:

- **11 EXTERIOR LOADING DOCKS**
- **HEATED OFFICE & WAREHOUSE**
- **AMPLE PARKING**

Available Immediately

LEASE PRICE: \$9.95 NNN

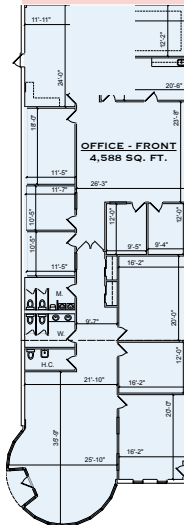
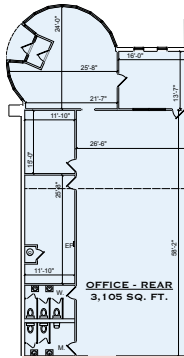


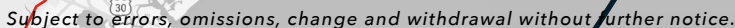
PROPERTY OVERVIEW

Floor Plans

WAREHOUSE: 69,007 SF

OFFICE: 7,693 SF





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