

UP TO 53,000 SF AVAILABLE FOR LEASE

# 103 Central Avenue | East Gate Business Center Mount Laurel, Burlington County, New Jersey


TEMPERATURE CONTROLLED




## Property Information

<b>TOTAL SIZE</b>	112,000+/- SF on 5.53 acres
<b>BUILDING DETAILS</b>	Single story, built in the late 1970's with ample loading. Approximately 50% is air conditioned. Newly paved.
<b>AVAILABILITY DETAILS</b>	53,158 SF available, divisible to three units. Temperature controlled. <b>200:</b> 10,511 SF, two (2) tailgates (8' x 10'). <b>300:</b> 26,486 SF, 800+/- SF office area, four (4) tailgates. <b>400A:</b> 16,161SF, 1,584 SF office, three (3) tailgates, one (1) van height.
<b>LIGHTING</b>	T8
<b>CEILING HEIGHT</b>	17'- 17'6" clear
<b>COLUMN SPACING</b>	40' x 45'
<b>POWER</b>	<b>200:</b> 400 amp, 208/120V, three-phase, four wire <b>300:</b> Two (2) 400 amp, 208/120V, three-phase, four wire <b>400A:</b> Three (3) 200 amp, 208/120V, three-phase, four wire
<b>ZONING</b>	Industrial (I-R)
<b>SPRINKLER</b>	Wet sprinkler system

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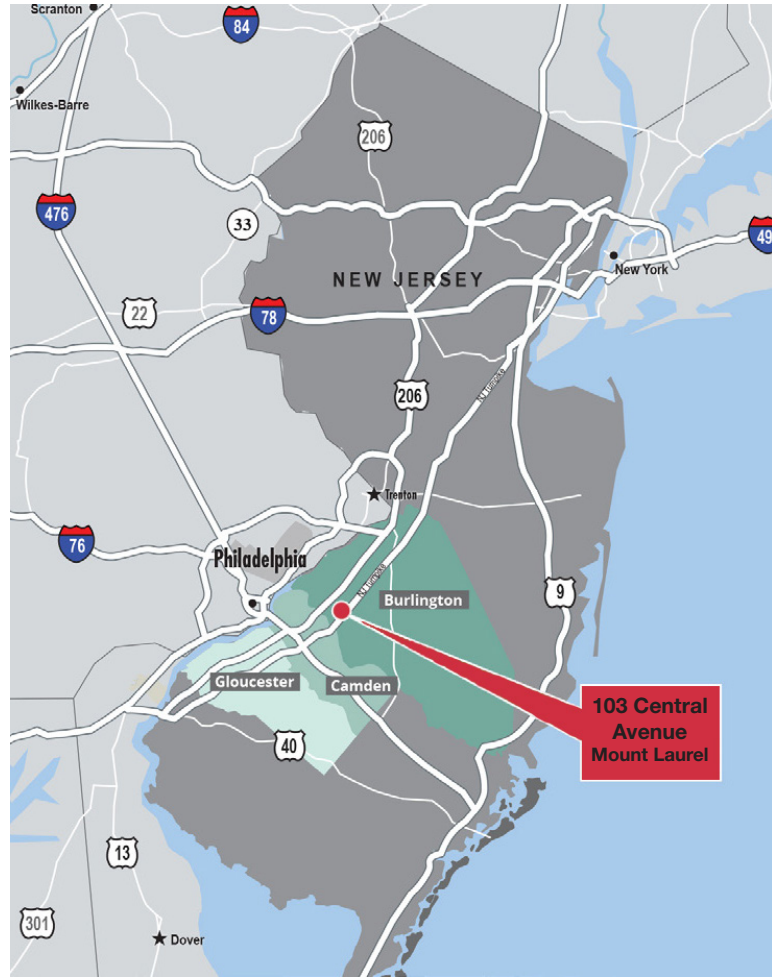
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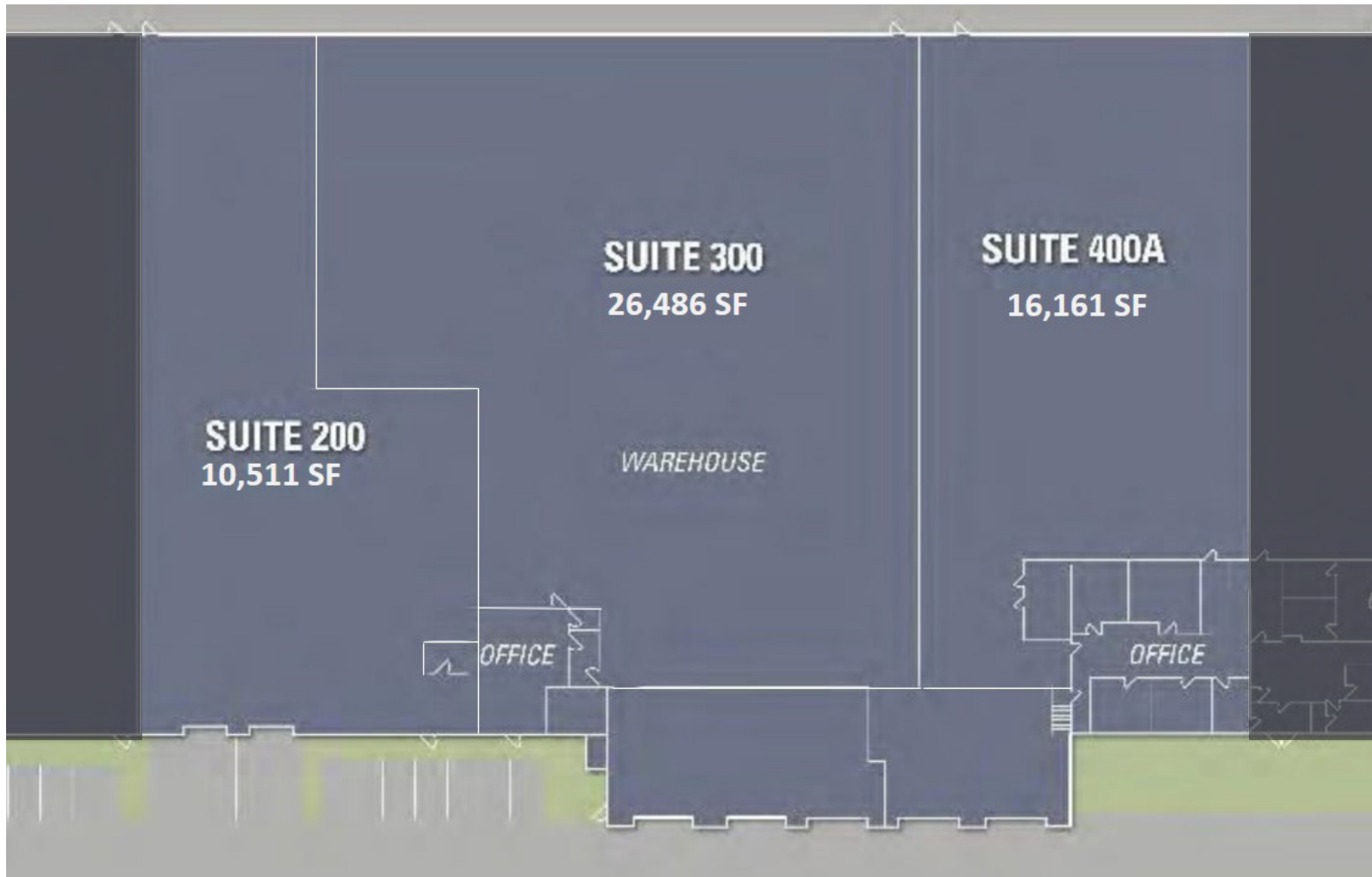
## Location

Located at interchange 4 of the New Jersey Turnpike and Exit 36 of I-295 (north & south). Just off Route 73 (east & west) and minutes from all area bridges to Philadelphia.





Floor plan



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