



**PURVEYOR**

Central New Jersey

**110 NORTH GOLD DRIVE  
ROBBINSVILLE, NJ**

**THE NEXT  
GENERATION  
OF WAREHOUSE**



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ROBBINSVILLE, NJ**

## Property Highlights

**Building Type: Class-A, New Construction**

**Construction: Concrete, Steel**

**Rentable Square Feet: 45,000 SF**

**Clear Height: 24'-28' Clear**

**Loading: Five (5) Loading Docks**

**Power: 800 Amps**

**Office Area: Office to Suit**

**Parking: 82 Parking Spaces**

**A Class-A new development in a strategic location with a highly efficient footprint, ample loading, and a design-forward aesthetic. **PURVEYOR NORTH GOLD** features **45,000 square feet** of leasable space consisting of 42,000 square feet of ground floor and 3,000 square feet of mezzanine space. With **24' clear heights**, five (5) loading docks and eighty two (82) parking spaces, the building exhibits ample loading features and a better than market parking ratio.**

# A SITE PLAN DESIGNED FOR OPERATIONAL EFFICIENCY.

Featuring an **efficient layout** with optimal circulation and ample loading capabilities to support an array of uses. Ideal for tenants seeking **functionality, flexibility,** and streamlined flow in a **well-located** industrial setting.





**PURVEYOR**

# LOCATED TO BENEFIT FROM A STRATEGIC LOCATION IN CENTRAL NJ.

Situated in **Mercer County**, the property boasts a prime location within the greater Princeton area situated along the I-195/7A corridor. The site provides **direct access** to both **New York City** and **Philadelphia**. Additionally, it is located minutes from **dense** suburban affluent **neighborhoods** in the **immediate area**.

- Conveniently located off of Route 130 and I-95
- Nearby dense affluent neighborhoods
- 5-minute drive to Exit 7A of I-95 (NJ Turnpike) and I-295
- 60-miles to New York City (60-minutes)
- 40-miles to Philadelphia (40-minutes)
- 47-miles to Newark Airport (47-minutes)
- 50-miles to Port of Newark (50-minutes)

## THE TEAM MAKING IT HAPPEN.

### Developer & Owner:

The logo for MORVAY, featuring the word "MORVAY" in white, bold, uppercase letters on a black rectangular background.

**MORVAY is an integrated real estate investment and development firm focused on generating enhanced risk-adjusted returns while creating lasting value for the communities we serve.**

### Operator:

The logo for PURVEYOR, featuring the word "PURVEYOR" in white, bold, uppercase letters on an orange rectangular background.

**PURVEYOR is a premier operator of Class-A shallow, small, and mid bay warehouse, focused on providing its tenants with a best-in-class experience.**

### Leasing Agent:



**Zimmel Associates is a full service corporate real estate brokerage firm that provides knowledge-driven real estate leasing, sales, consulting and property management services.**

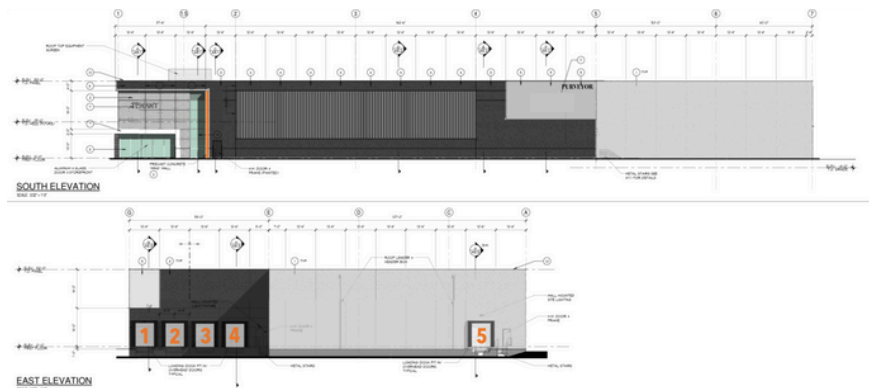


## LEASING INQUIRIES

**Entire Building Available**  
**New Construction**  
**45,000 Square Feet**  
**24'-28' Clear Heights**  
**5 Loading Docks**

**For leasing inquiries or additional information please contact**  
**David M. Zimmel at [dzimmel@zimmel.com](mailto:dzimmel@zimmel.com) or 732-661-9200.**

**We look forward to hearing from you!**



**PURVEYOR**

**THE NEXT  
GENERATION  
OF WAREHOUSE.**

**Class-A *Smaller Bays.***

**Lease new construction warehouse today.**