

FOR LEASE
NIXON PLAZA
2042-2058 ROUTE 27
EDISON, NEW JERSEY



CBRE

PROPERTY AERIAL / SIGNAGE



PROPERTY HIGHLIGHTS

- Renovations completed that include a new modern facade, lighting, pylon and parking lot paving and striping.
- Prime location along Route 27 in Edison just off Route 1 and Route 287.
- Less than one mile from 24/7 Amazon distribution center with 25,000 employees.
- Directly across the street from Class A office space with 800 daily employees.
- Situated on Route 27 with 33,007 VPD

Availability:

Building Two
Unit C: 2,000 SF
Unit D: 2,000 SF
Unit E: 4,000 SF former Little Gym
Unit F: 2,000 SF
Unit G: 2,000 SF end cap

Co- tenants:

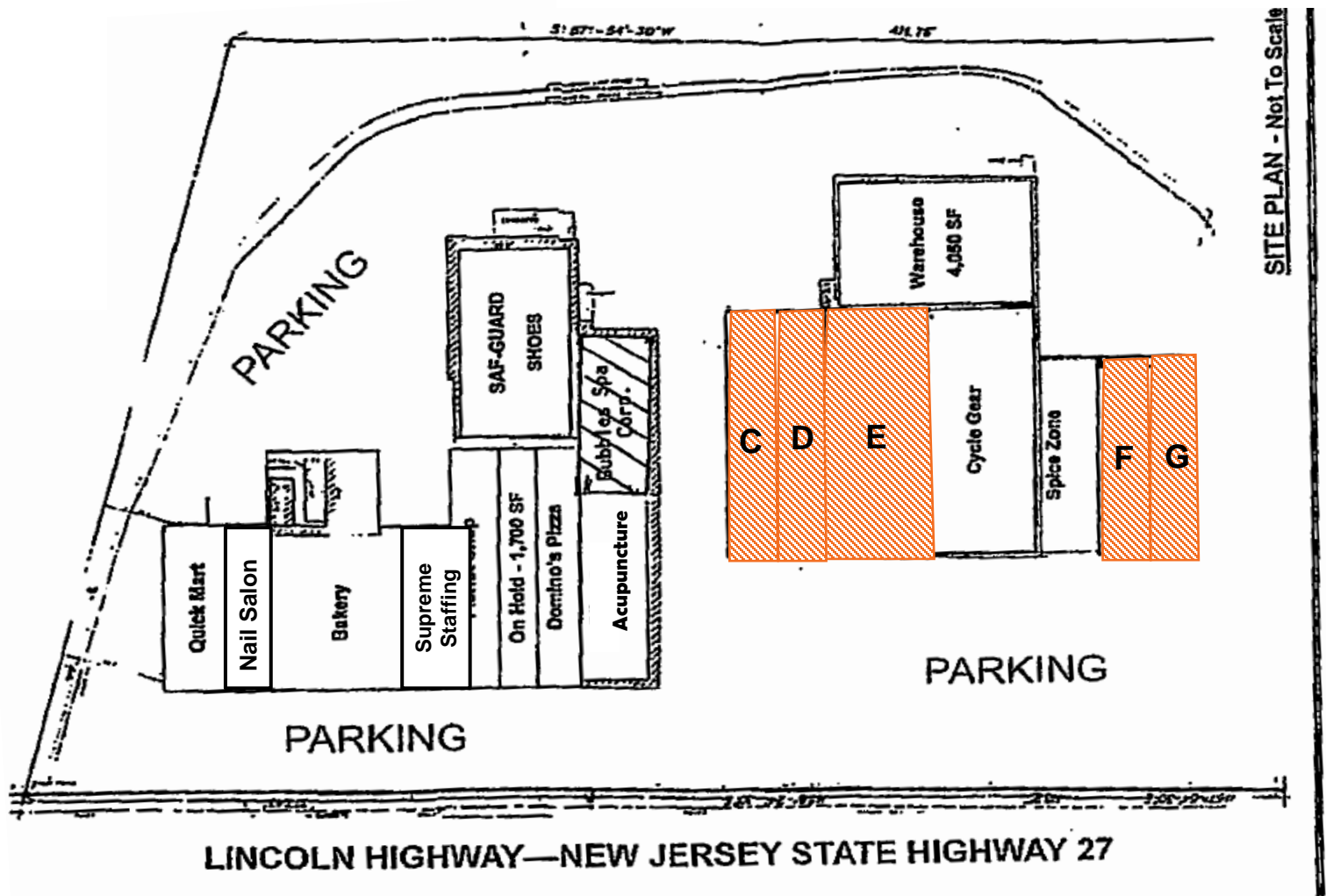
Cycle Gear, La Bonbonniere Bake Shoppes, Domino's. Area retailers include Costco, Walmart and Petsmart.

Asking Rent: Upon request

NNN: \$7.00 / SF



PROPERTY SITE PLAN



LINCOLN HIGHWAY—NEW JERSEY STATE HIGHWAY 27



CONTACT US

MARTA VILLA
Senior Vice President
973.715.8385
marta.villa@cbre.com

© 2022 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

CBRE