



**NEW EXCLUSIVE FOR SALE**

# 114 TIVED LANE EAST

EDISON, MIDDLESEX COUNTY,  
NEW JERSEY

**±270,000 SF**  
BUILDING SIZE

**±16.2**  
ACRES

**10**  
INTERIOR  
LOADING DOCKS

**UP TO 26'**  
CLEAR HEIGHT



## PRIME INDUSTRIAL USER & INVESTOR OPPORTUNITY IN EDISON



\$10M+ in recent capital investment including a new TPO roof, new ESFR fire sprinkler system, all new LED lighting, a complete electrical rewiring, and full-renovated lobby & office component.



1MW solar installation for sustainable energy and two diesel backup generators to support continuous operations.



Strategically located directly off the New Jersey Turnpike, offering easy access to major transportation routes, logistics hubs, and to the Port of NJ/NY and Newark Liberty International Airport.



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