

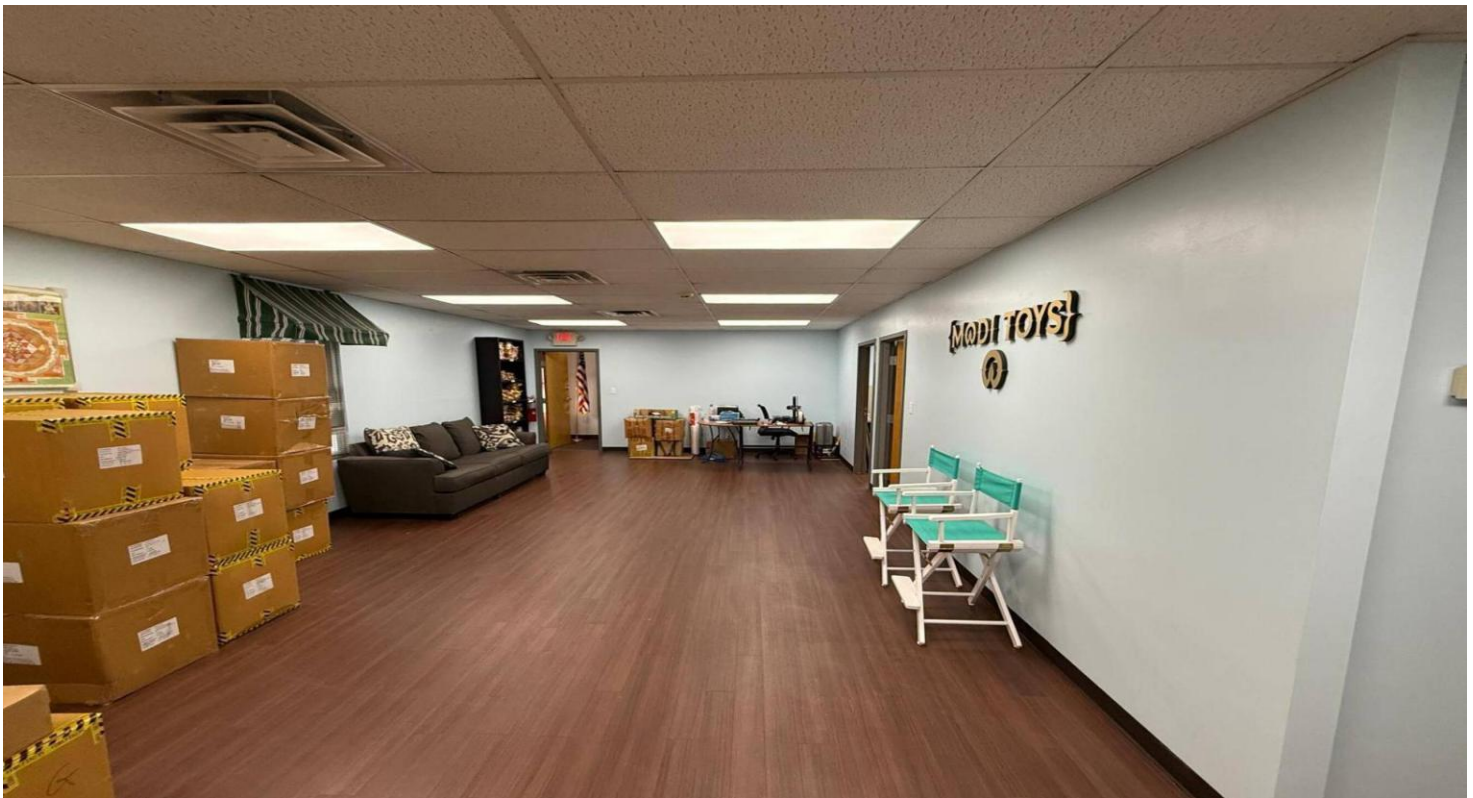
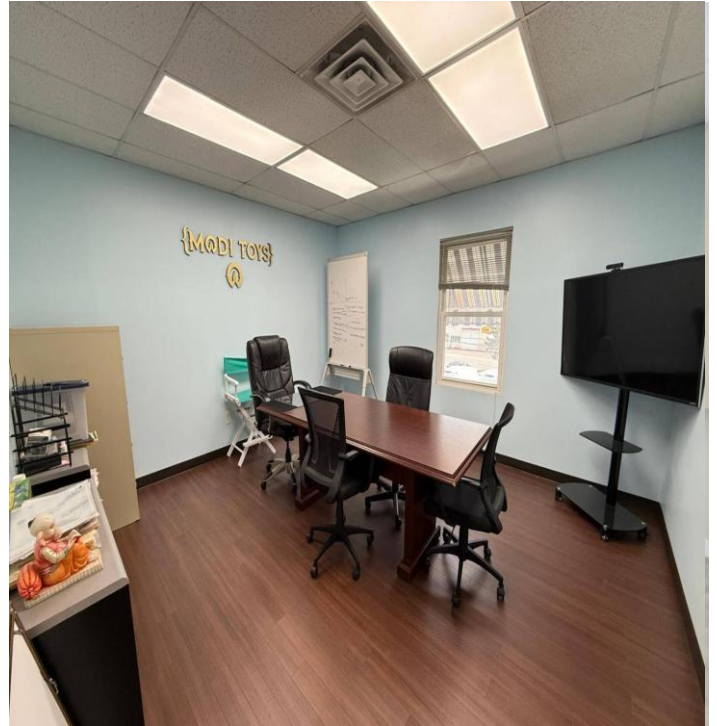
**Specifications**

- ±4,500 SF BUILDING SIZE
- ±2,500 SF OFFICE
- 1 LOADING DOCKS
- ±2,000 SF STORAGE
- 1 Full Private BATHROOMS
- 5 Parking Spaces PARKING
- ±0.13 AC (Block 730, Lot 31.01) LOT SIZE
- \$10,649.92 TAXES (2025)
- Prime Edison Location
- Includes Full Basement, Garage and Driveway for Storage
- Close Proximity to Edison Train Station, I-287, Route 1, Garden State Parkway and NJ Turnpike
- COMMENTS

For additional property information or to arrange a viewing, please contact the exclusive broker:

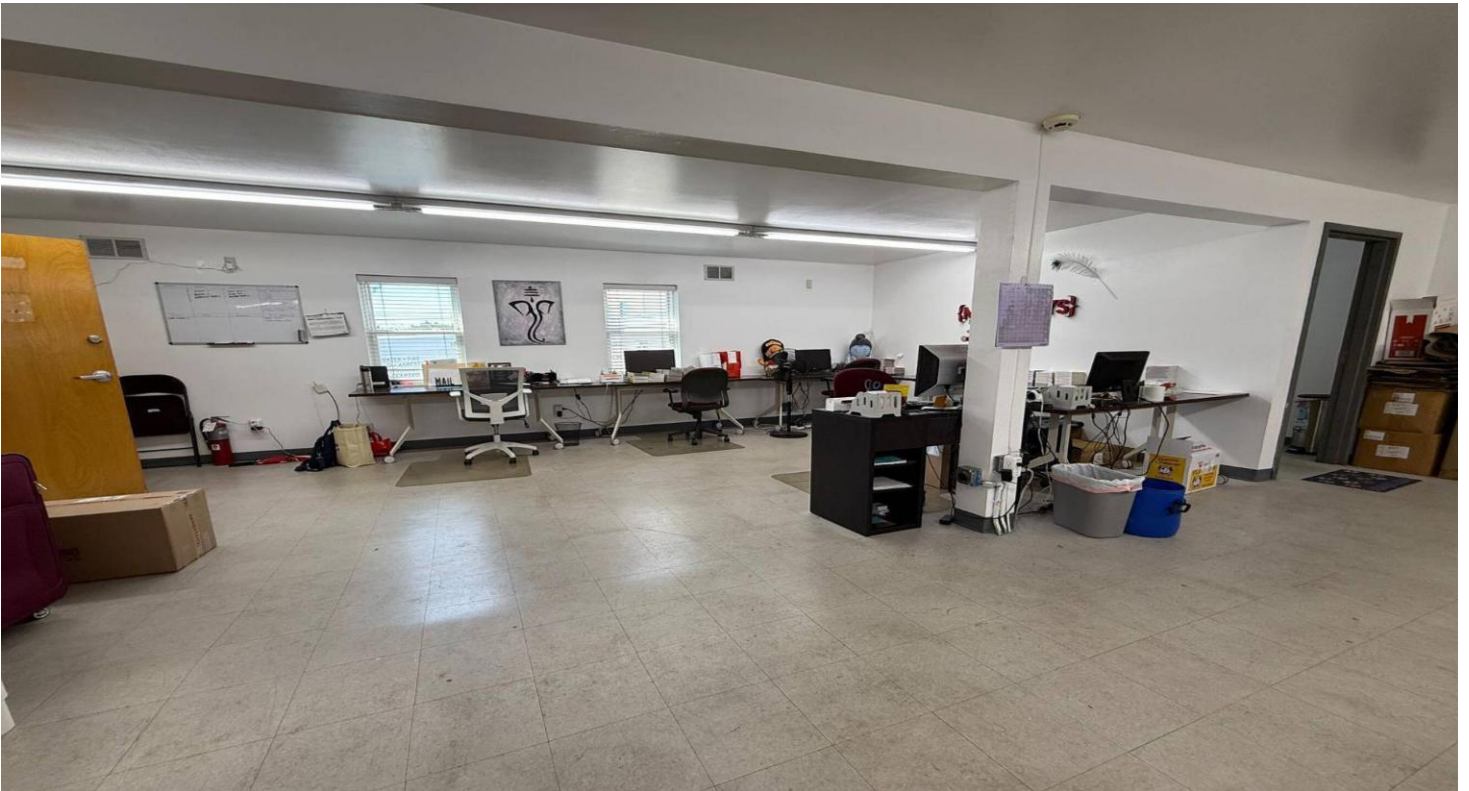
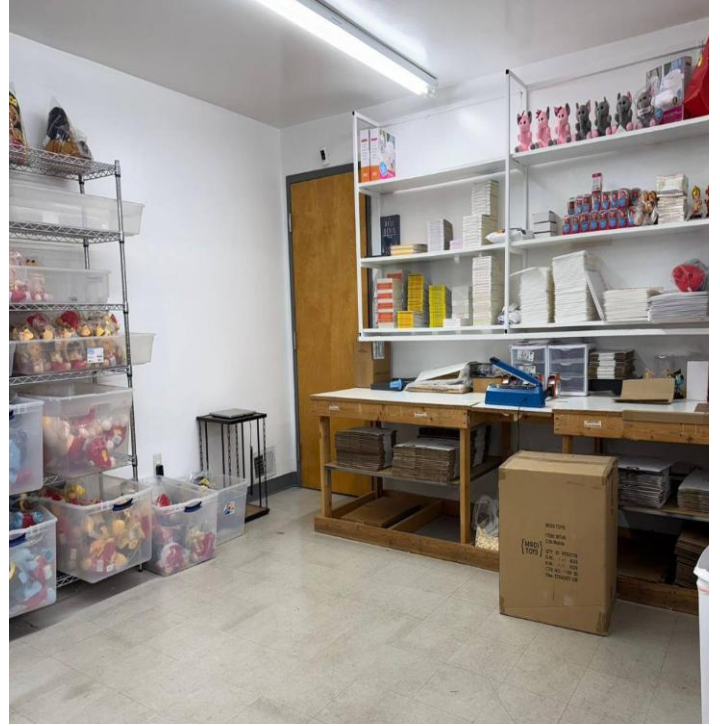
Alex Dombrowski  
 Associate  
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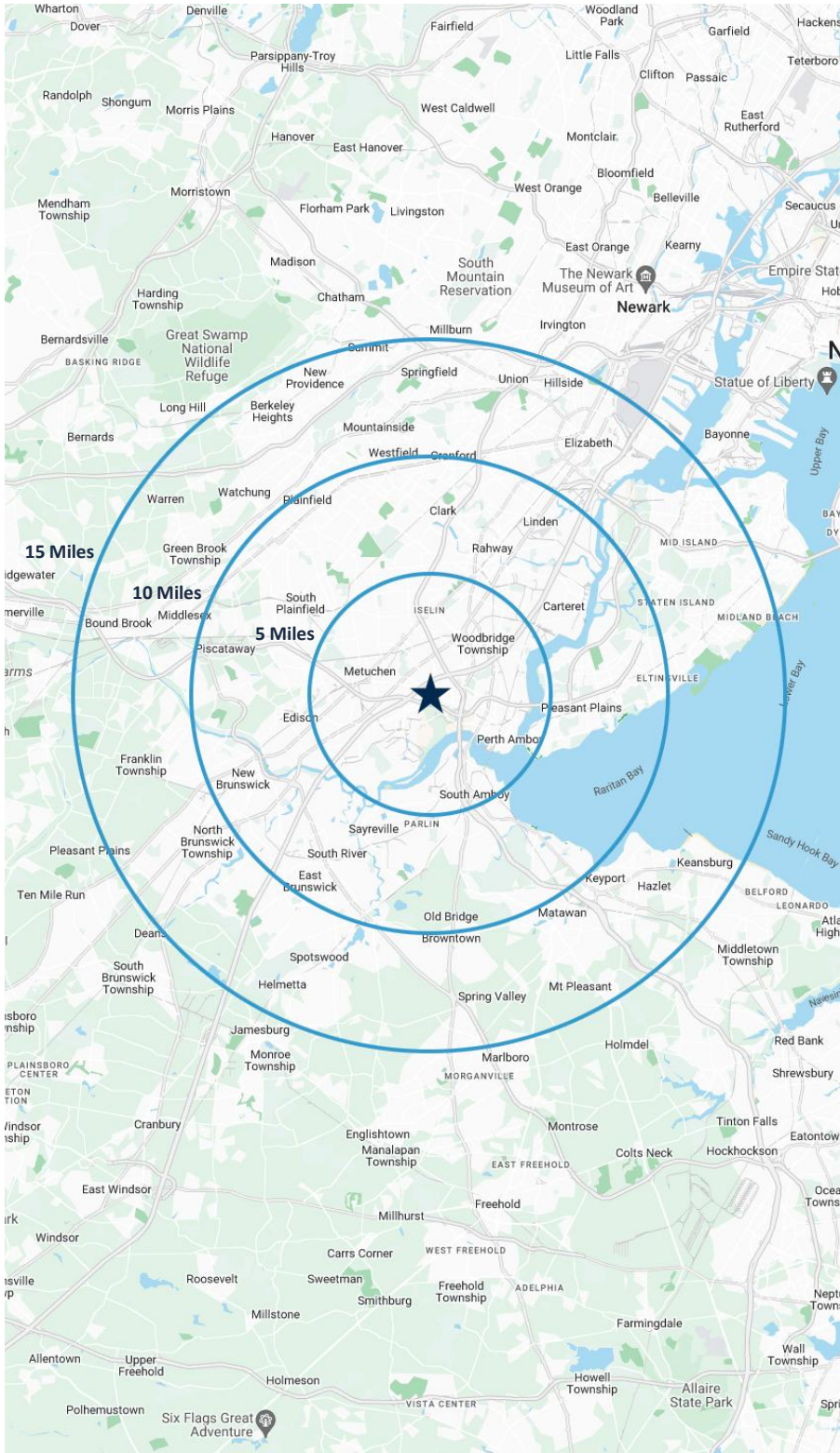
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### 5 MILES

- Total Population: 330,935
- Households: 115,735
- Median Household Income: \$120,665
- Average Household Size: 2.8
- Transportation to Work: 171,080
- Labor Force: 267,138

### 10 MILES

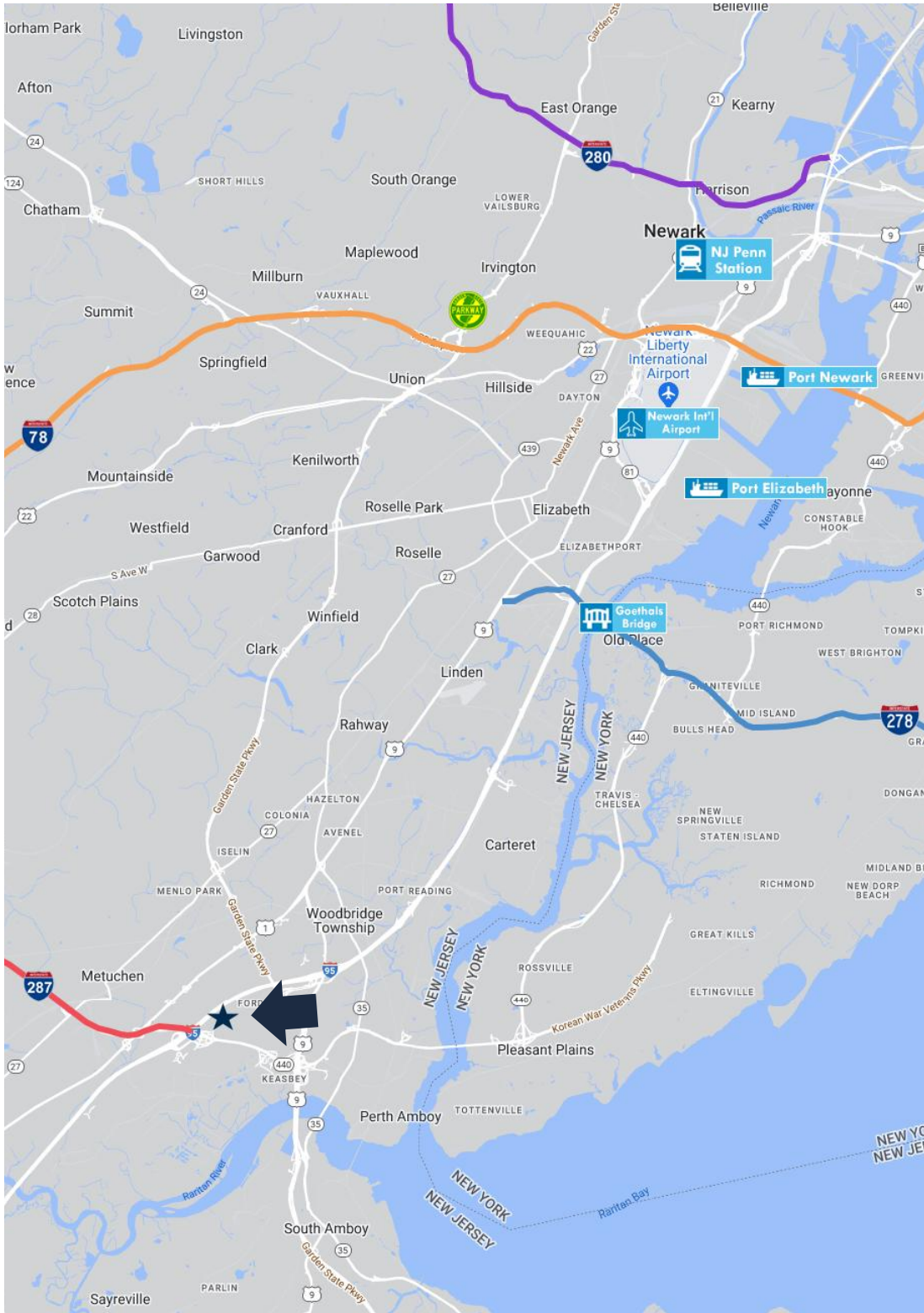
- Total Population: 1.25M
- Households: 438,727
- Median Household Income: \$120,810
- Average Household Size: 2.8
- Transportation to Work: 650,438
- Labor Force: 1.01M

### 15 MILES







- Total Population: 2.48M
- Households: 874,884
- Median Household Income: \$121,170
- Average Household Size: 2.8
- Transportation to Work: 1.27M
- Labor Force: 2.01M

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**ACCESSIBILITY**

-  0.7 MI  
I-287
-  0.7 MI  
Route 440
-  1.2 MI  
I-95
-  1.9 MI  
Route 1 & 9
-  2.0 MI  
GSP
-  14.4 MI  
Goethals Bridge

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