

# 8,579 SF Warehouse Condo For Sale & Lease

3775 Park Avenue, Unit 11, Edison, NJ



## PROPERTY FEATURES

- Total Available +/- 8,579 SF
- Office Space +/- 1,840 SF
- Ceiling Height 24'
- Loading 1 Oversized Drive-In
- Power 480 Volt / 3-Phase
- Sale Price \$275 PSF
- Lease Rate \$16.75 PSF Net
- Taxes & CAM \$3.37 PSF
- Notes A/C – Central Heating  
DDA Compliant  
Security System  
Private Restrooms  
Shower Facilities

## LOCATION

- Close proximity to I-287, NJ Turnpike and Garden State Parkway
- 8 Minutes to Northeast Corridor Commuter Line

*For More Information Call Exclusive Broker:*

**Jeffrey Goldfinger, Vice President | 908.405.7447 | [jgoldfinger@bussel.com](mailto:jgoldfinger@bussel.com)**

Bussey Realty Corp. | 2 Ethel Road, Suite 202A, Edison, NJ 08817 | 732.287.3777 | [Bussel.com](http://Bussel.com)

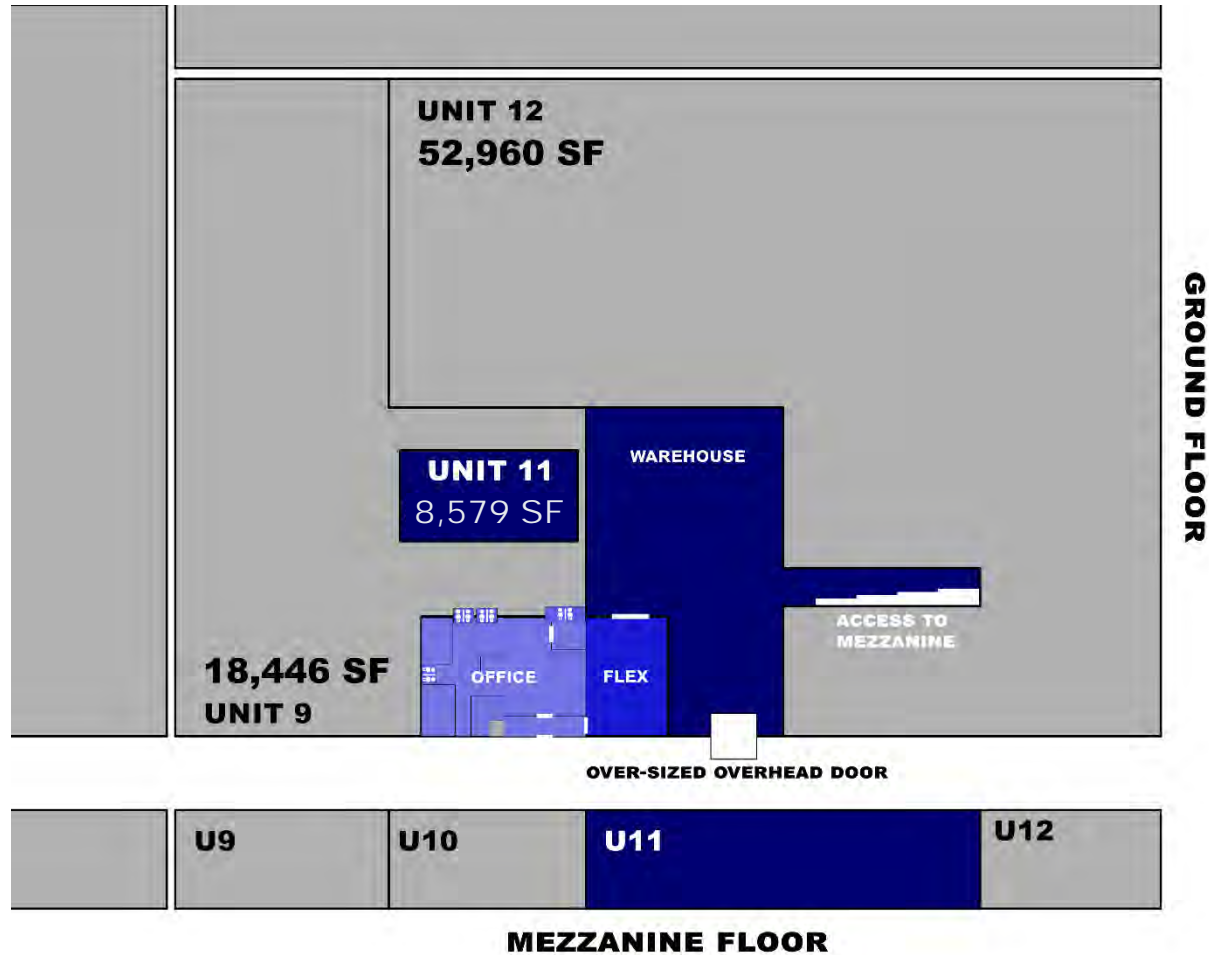
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## FLOOR PLAN



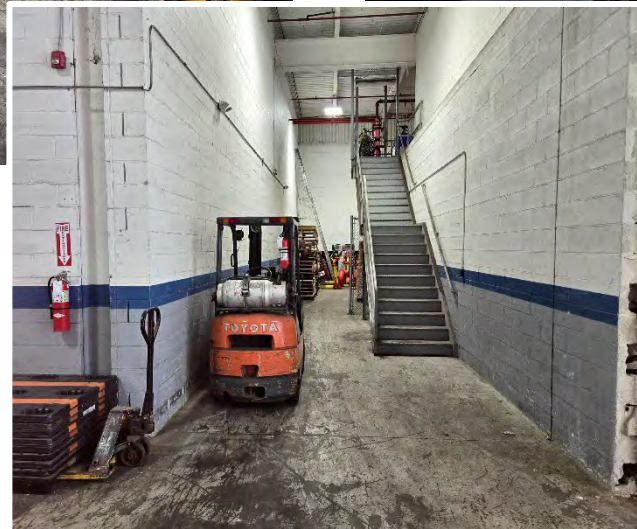
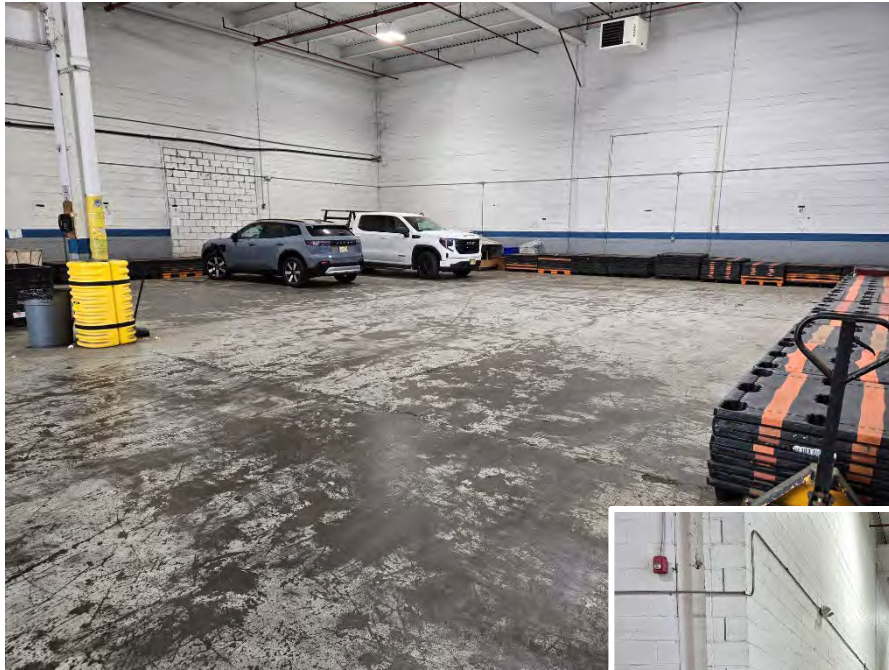
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