



860 US Highway 1 Edison, NJ

150 - 2,525 SF Office Space for Lease
9,670 SF Total Building For Sale

Contact Exclusive Brokers:

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Property Highlights

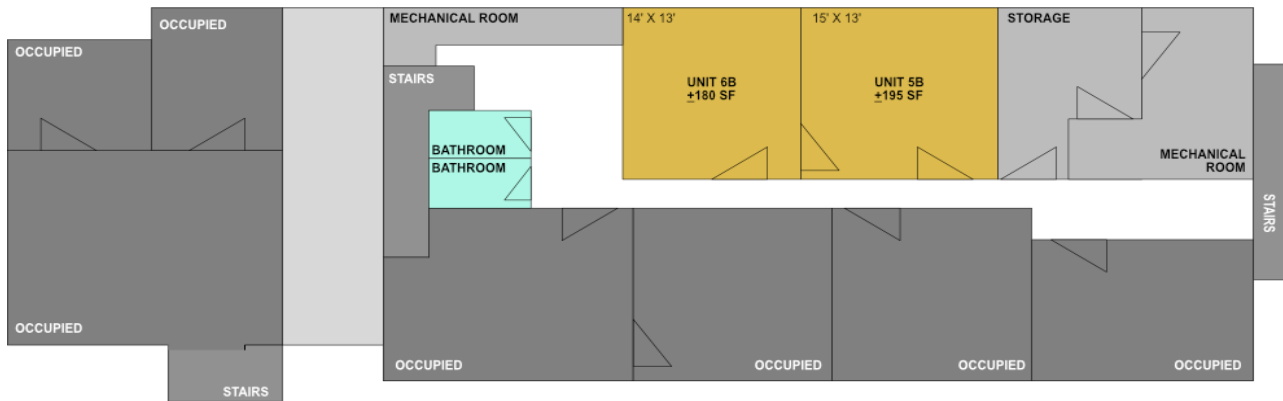
- Total Building Size: $\pm 9,670$ SF | 3 Floors
- Total Available Space: $\pm 2,525$ SF
- Plot Size: 0.50 AC
- Parking: 25 Cars
- Frontage: 105' Route 1-9 | 70,892 VPD
- Access to Route 1-9, I-287, Route 27 & NJ Turnpike

Property Availability

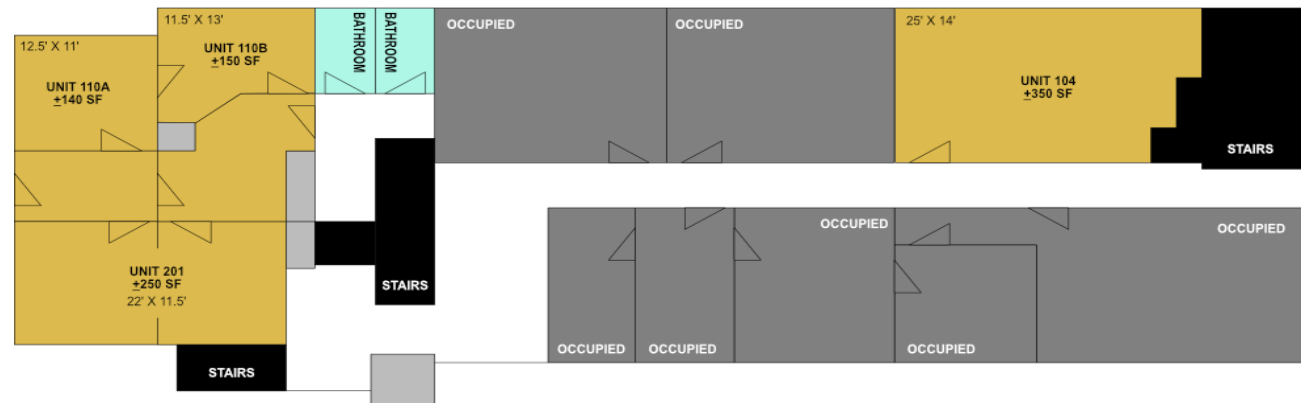
- Basement: 2,925 SF Total Floor
2 Units Available | ± 180 - 365 SF
- First Floor: 3,385 SF Total Floor
2 Units Available | ± 350 - 890 SF
- Second Floor: 3,360 SF Total Floor
6 Units Available | ± 165 - 1,270 SF



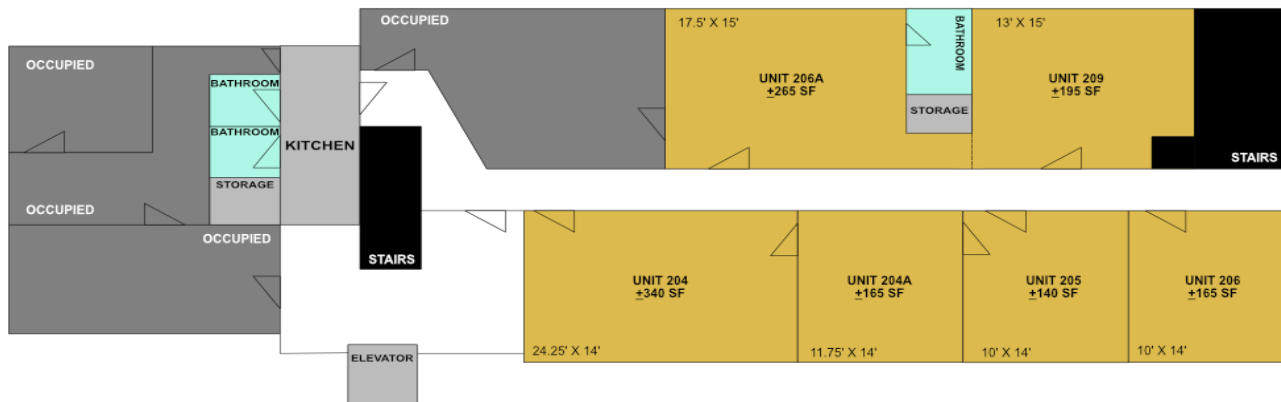
FLOOR PLAN BASEMENT



FLOOR PLAN FIRST FLOOR



FLOOR PLAN SECOND FLOOR





Basement Availabilities

2 Units | Unit 5B & 6B

Can be leased together with interconnecting door

- **Unit 5B:** $\pm$ 195 SF (15' x 13')
- **Unit 6B:** $\pm$ 180 SF (14' x 13')





First Floor Availabilities

2 Units | Unit 104 & 110-201

Units 110A, 110 B, and 201

are interconnected

- **Unit 104:** ± 350 SF (25' x 14')
- **Unit 110B:** ± 150 SF (11.5' x 13')
- **Unit 110A:** ± 140 SF (12.5' x 11')
- **Unit 201:** ± 250 SF (22' x 11.5')





Unit 204



Lobby



Kitchen



Unit 206



Unit 209



Unit 206A

Second Floor Availabilities

6 Units | Units 204-209

Units 204 - 205 are connected

Units 206A & 209 are connected

- **Unit 204:** ± 340 SF (24.25' x 14')
- **Unit 204A:** ± 165 SF (11.75' x 14')
- **Unit 205:** ± 140 SF (10' x 14')
- **Unit 206:** ± 165 SF (11.75' x 14')
- **Unit 206A:** ± 265 SF (17.5' x 15')
- **Unit 209:** ± 195 SF (13' x 15')





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