



70 CARTER DRIVE
EDISON, NJ

100,250 SF
FOR LEASE

 **WAREHOUSE**

PROPERTY HIGHLIGHTS:

- Near major commercial arteries
- Ports of Newark and Elizabeth within 30 minutes
- Newark Airport within 30 minutes
- Port of Philadelphia within 1 hour
- Train Station within 5 minutes
- Located in the heart of the NJ industrial market
- Traffic light at corner of Carter Drive & Talmadge Road
- Mixed use area consisting of office, retail and light industrial



EXCLUSIVE AGENTS:

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PROPERTY INFORMATION

BUILDING SIZE:

100,250 SF

OFFICE:

4,324 SF

PARKING:

Cars: 38 spaces

HEATING:

(2) Cambridge direct gas fired units. Roof mounted. 100% outside air

ZONING:

LI - Light Industrial

CEILING HEIGHT:

32'-0" Clear to underside of steel

EXTERIOR WALLS:

1'-0" thick precast concrete insulated wall panels.

FLOOR:

6" thick reinforced concrete laser leveled

LOADING FACILITIES:

- (17) 8' x 10' vision panel doors with Tractor Trailer access
- (5) 8' x 10' vision panel doors for accessory use (no trailer access)
- Each dock equipped with 35,000 lb. manual dock leveler
- 8' Concrete apron

SPRINKLER:

ESFR K-25 sprinklers at 25 psi each plus 250 gpm for hose streams

ELECTRIC:

1200 amps (120 volts/208 volts/480 volts – 3 phase)

FEATURES:

Clerestory windows, LED lighting



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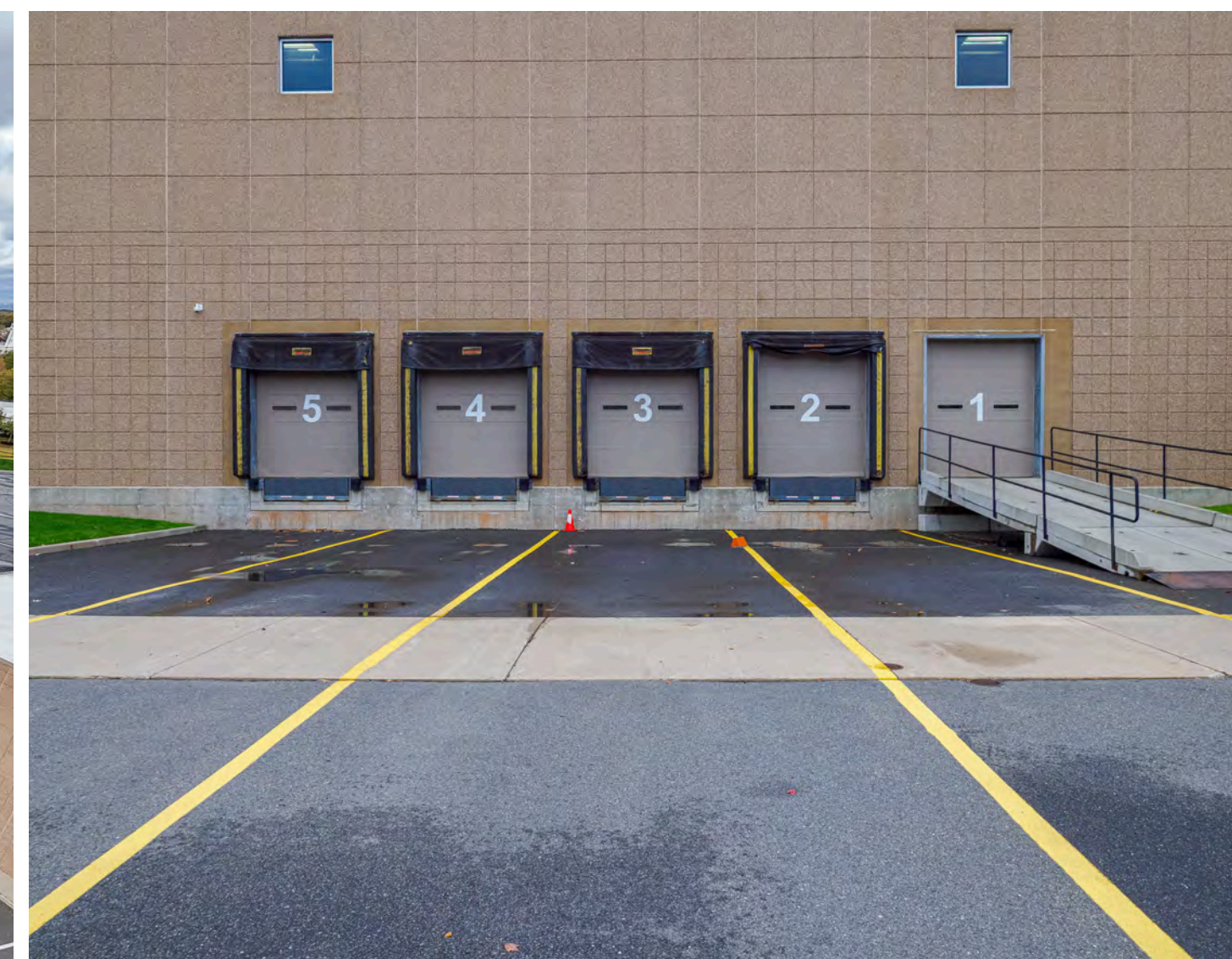


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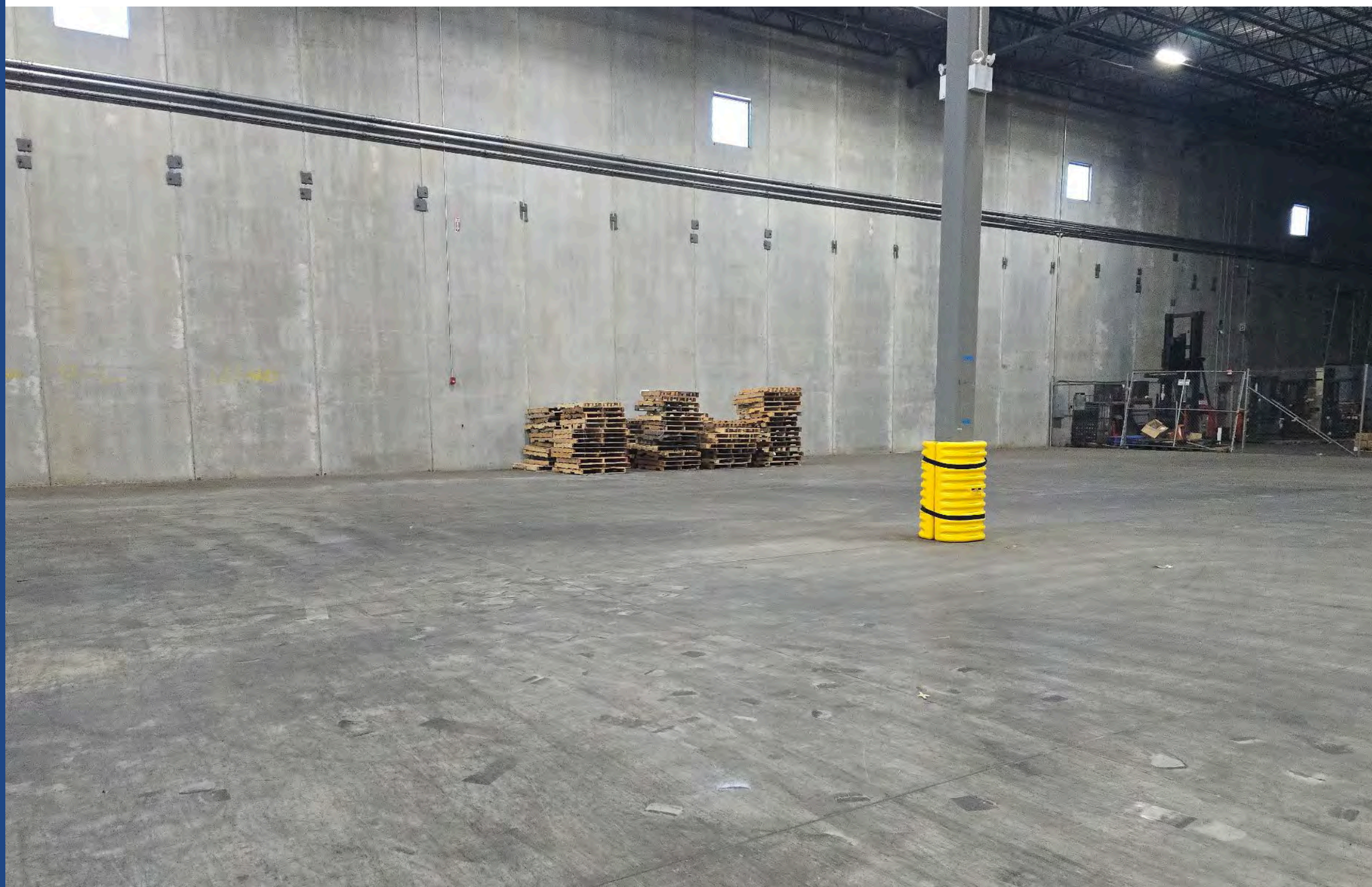
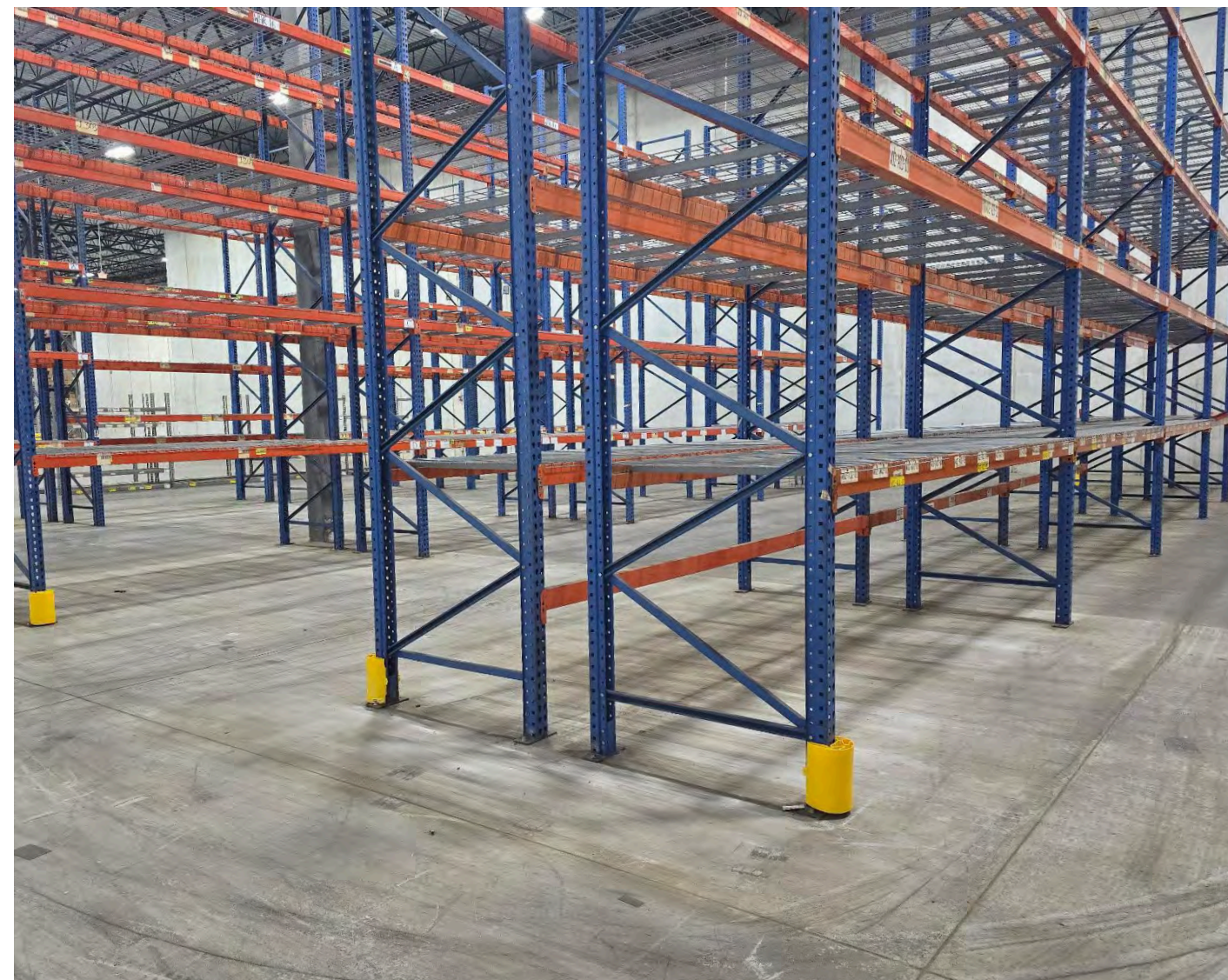


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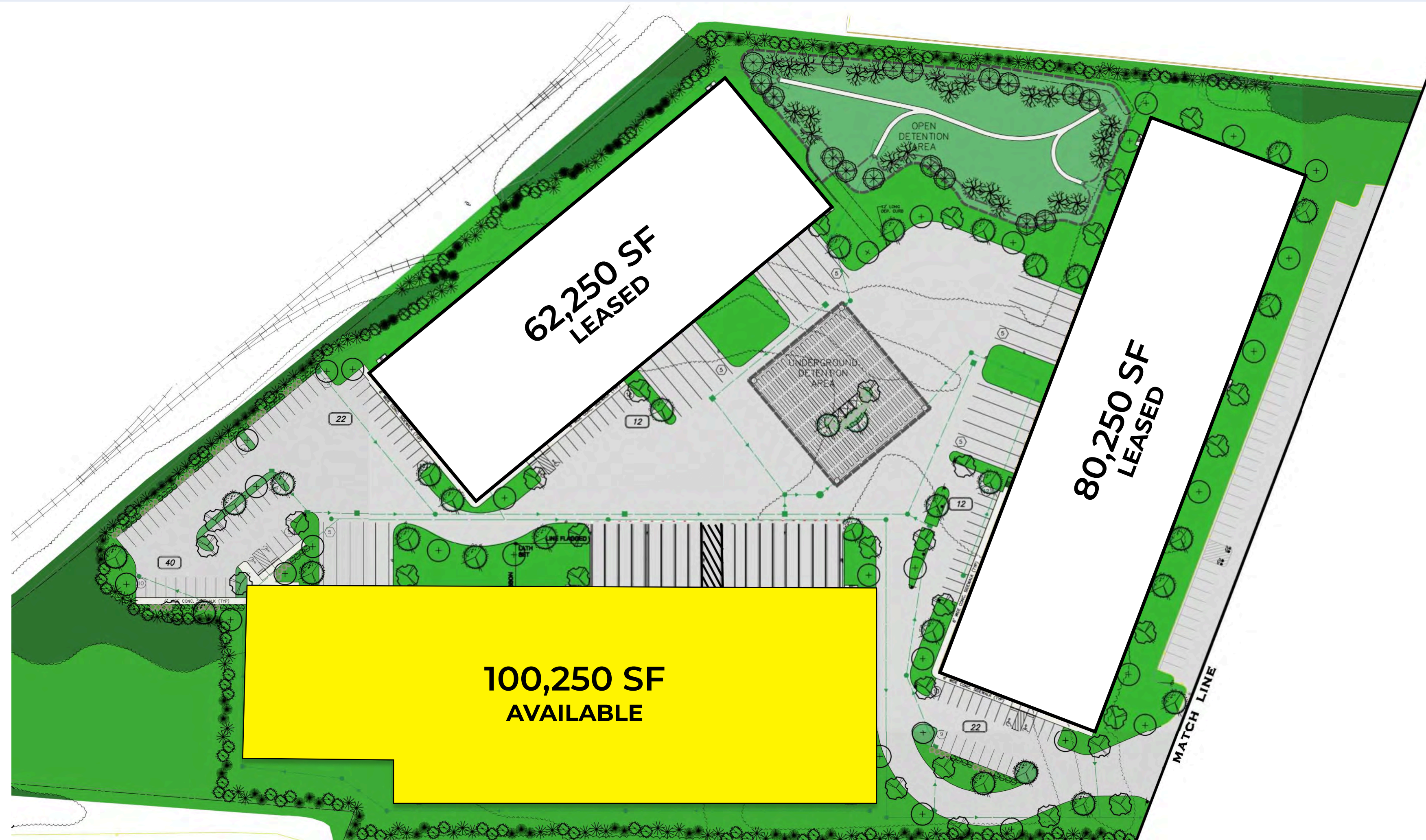
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SITE PLAN



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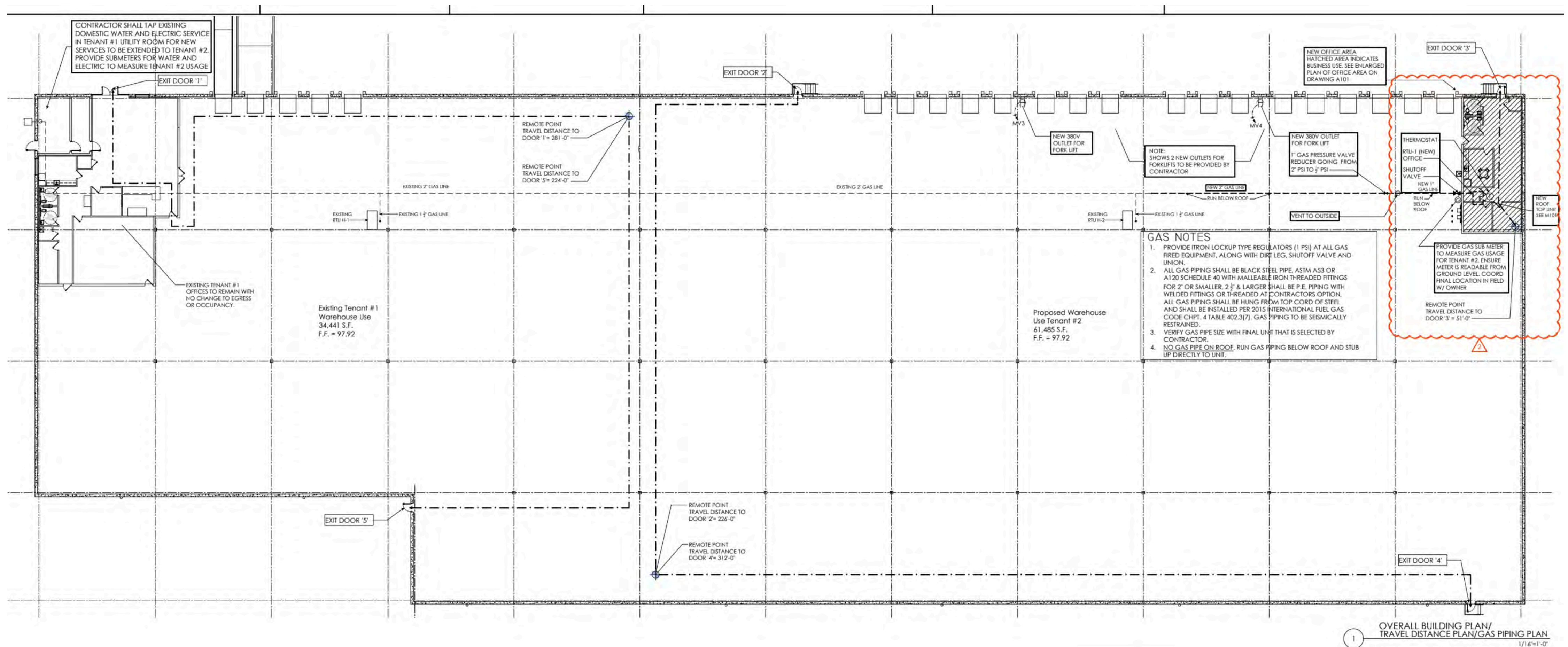
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FLOOR PLAN



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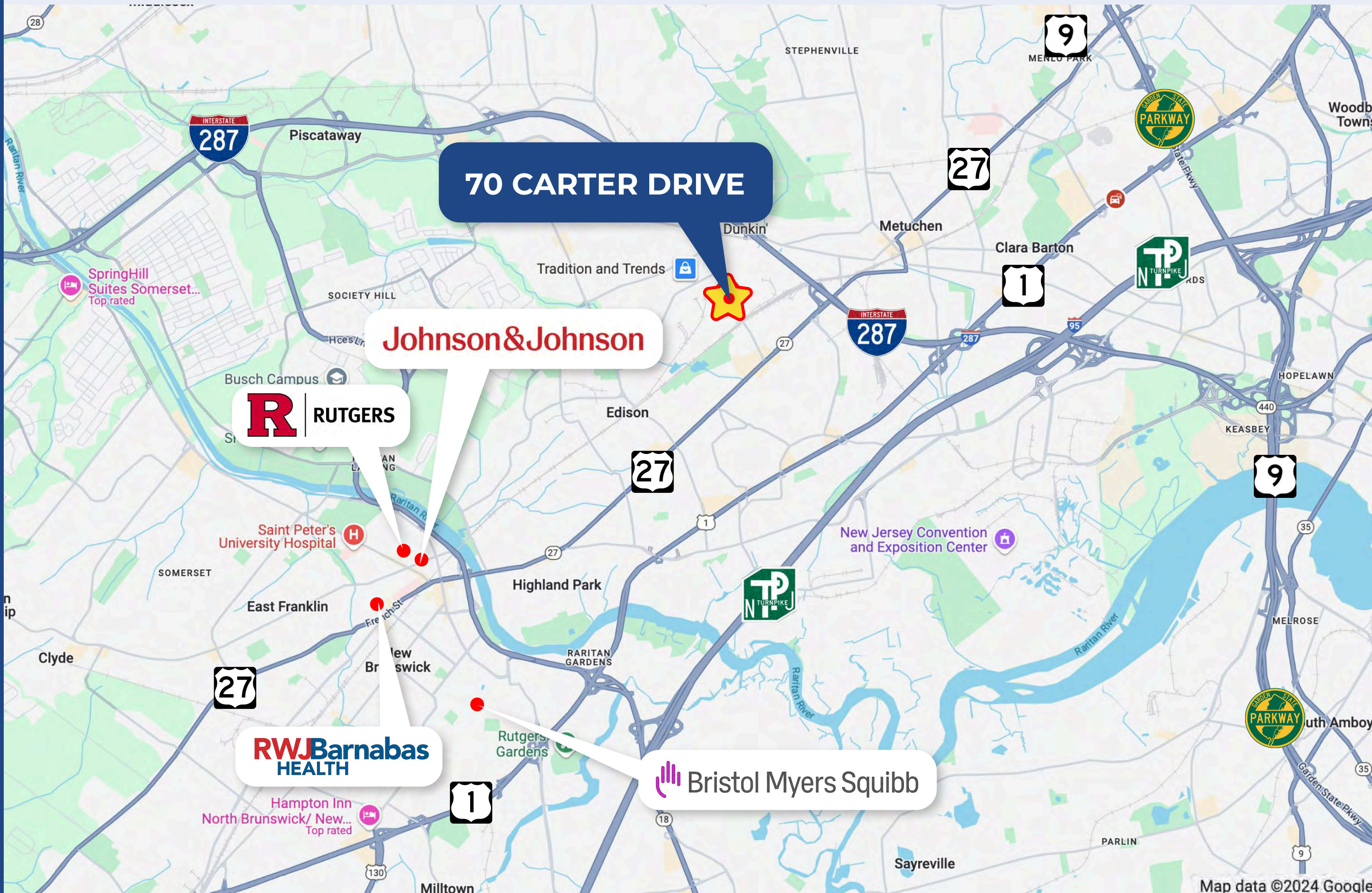
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TRAVEL & TENANTS MAP



TRAVEL ROUTES:

Located at the corner of Talmadge Road and Carter Drive in densely populated Edison, New Jersey. Minutes from I-287, with easy access to Routes 1 & 27 and Exit 10 of the NJ Turnpike.



PRIME EDISON, NJ LOCATION:

Located less than a mile from I-287, this premier Edison property offers a unique advantage for supply chain solutions serving both Northern New Jersey and NYC.



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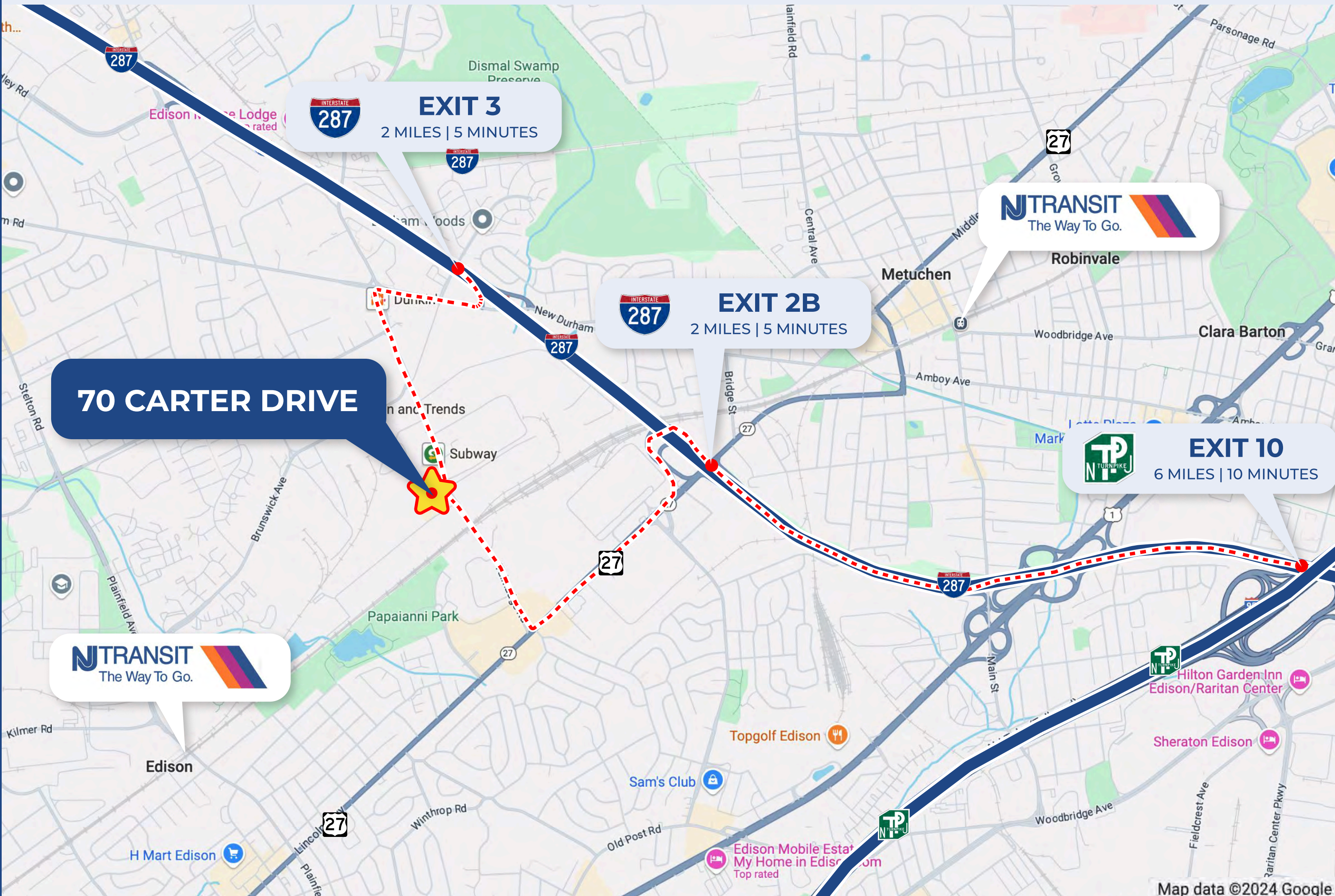
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ACCESS MAP & LABOR STATISTICS



LABOR MARKET

Middlesex County has the highest labor force per square mile in the State.

WAREHOUSE EMPLOYEES

FORKLIFT DRIVERS

15%

Increase in the workforce over the past five years.

\$19.57

Hourly wages on average.

15%

Increase in the workforce over the past five years.

\$22.10

Hourly wages on average.



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FOR MORE INFORMATION VISIT:
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