

MEDICAL BUILDING FOR SALE

Excellent Investment Opportunity



 16 Ethel Rd, Edison Township, NJ 08817

Leased to Concentra Health Services

Lease is secured through April 2028*

ZIMMEL
ASSOCIATES




- ✓ 8,978 SF Freestanding Medical Building
- ✓ Located on 1.56 acre plot
- ✓ Very well landscaped
- ✓ Excellent parking
- ✓ Close proximity to many industrial buildings- perfect location for their use

*See page 2 for more information



- ✓ Directly off Durham Road, ¼ mile to 287 with direct access to GS Parkway and NJ Turnpike



 732.661.9617  732.661.9200  zimmel.com

 **POWER BROKER**

3 YEARS of excellence
1986-2022

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About Concentra⁺

Concentra provides occupational health and urgent care, in addition to physical therapy and wellness services. They have been a loyal tenant at 16 Ethel Road for 20+ years. Their current lease is secured through April 2028.

NNN Lease- tenant pays for all taxes, insurance, snow removal, and utilities

Rent Roll

Period of Extended Term	Annual Base Rent	Monthly Base Rent	Annual Rental Rate Per Rentable Square Foot of the Premises
05/1/22 - 04/30/23	\$170,617.78	\$14,222.65	\$19.01
05/1/23 - 04/30/24	\$157,115.00	\$13,093.00	\$17.50
05/1/24- 04/30/25	\$161,065.00	\$13,422.00	\$17.94
05/1/25 - 04/30/26	\$165,105.00	\$13,759.00	\$18.39
05/1/26 - 04/30/27	\$169,235.00	\$14,103.00	\$18.85
05/1/27 - 04/30/28	\$173,455.00	\$14,455.00	\$19.32



EXCLUSIVE BROKER

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