

**INDUSTRIAL/WAREHOUSE FOR SUBLEASE
DIVISIBLE $\pm 35,000$ - $\pm 105,987$ SQ. FT.**



195 CARTER DRIVE, EDISON, NEW JERSEY

ADDRESS: 195 Carter Drive, Edison, Middlesex County, New Jersey

TOTAL BLDG. SIZE: $\pm 163,665$ sq. ft. Industrial/Warehouse building.

YEAR BUILT/ RENOVATED: 1988/2005

AVAILABLE FOR SUBLEASE: $\pm 35,000$ sq. ft. - $\pm 105,987$ sq. ft.

OFFICE: $\pm 3,500$ sq. ft. quality office space

CEILINGS: $\pm 24'$ clear

COLUMN SPACING: 40'x36'

CAR PARKING: Plenty of parking

TRAILER PARKING: 9+

LOADING: Eleven (11) loading docks; One (1) 11'x13' drive-in doors

RACKING: Included

ZONING: I-Industrial

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ESTIMATED CAM: ±\$1.31 psf
ESTIMATE TAXES: ±\$1.80 psf
SUBLEASE TERM: Until 9/14/2034
OCCUPANCY: Immediate

For further information or to arrange a tour, please contact:

David Yao, Senior Vice President & Financial Analyst
yaod@mbcorpre.com

EXCLUSIVE BROKER

MB Corporate Real Estate, Inc.
201 West Passaic St., Suite 302, Rochelle Park, NJ 07662
Office: 201-848-6114 Cell: 845-978-1808
On the Web: www.mbcorpre.com

Note: Information submitted herein is subject to errors; omissions; changes of price; rental, or other conditions; withdrawal without notice; and to any special listing conditions imposed by our principals. All areas and dimensions are approximate.

Shared/Public Drive/FACT SHEETS/ORANGE/0-ALL OC EXCL/NEW JERSEY PROPERTIES/195 Carter Dr. Edison/Fact Sheet_195 Carter Dr. Edison.docx
3/31/2026

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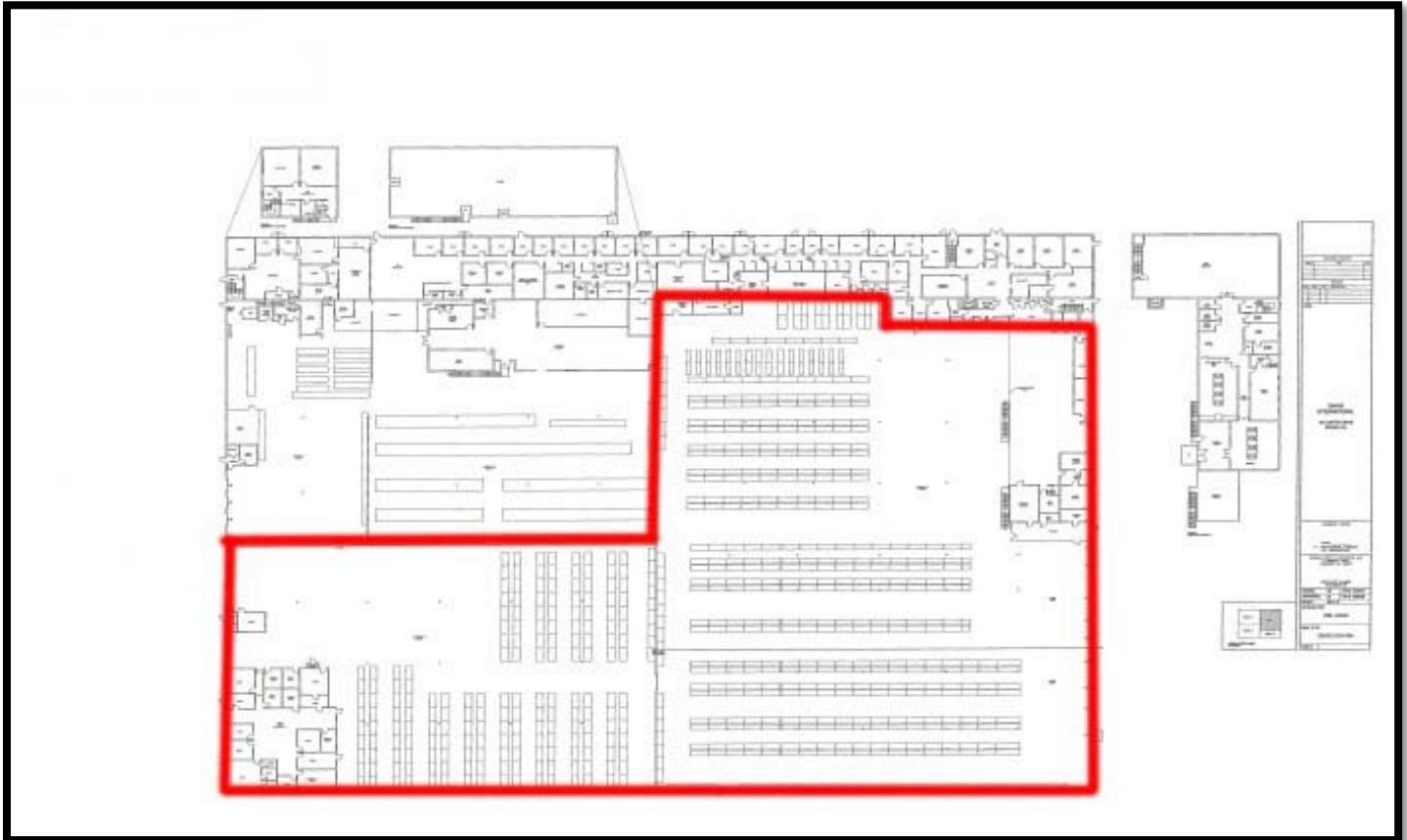
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FLOOR PLAN



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