

WAREHOUSE

FOR LEASE



PREMIER LOCATION



75 Carter Drive
Edison, New Jersey

106,464 SF

IMMEDIATE AVAILABILITY



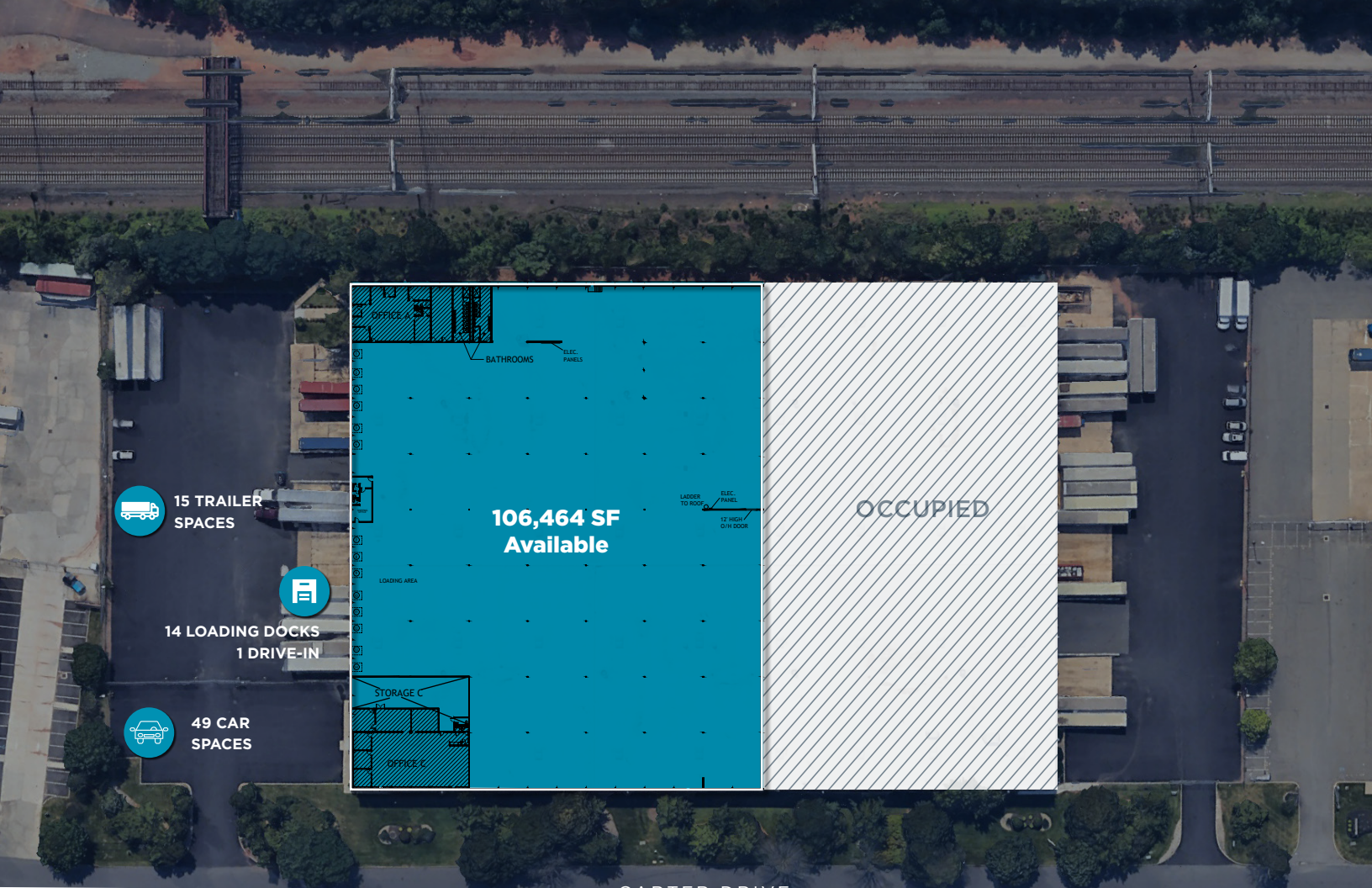
Close Proximity to
I-287 via Exit 2B



Fully Equipped
Loading Dock Doors



Fully Fenced
Truck Court



15 TRAILER SPACES



14 LOADING DOCKS
1 DRIVE-IN

49 CAR SPACES

106,464 SF Available

OCCUPIED

CARTER DRIVE

PROPERTY OVERVIEW



Fully Fenced Truck Court



Fully Equipped Loading Dock Doors

Total Building Size	183,172 SF on 8.75 Acres
Total Available	106,464 SF
Office Size	8,803 SF; Can be Reduced
Loading Docks	14 Dock Doors with Trailer Restraints
Drive-In Doors	1 Drive-In
Parking	49 Car Spaces 15 Trailer Spaces
Clear Height	24'
Column Spacing	42' x 40'
Power	1,200 amps
Lighting	New LED Lighting
Sprinkler	Wet/Upgraded
Taxes and CAM	\$2.07/SF plus 3% Management Fee on Base Rent & CAM

PREMIER LOCATION

A premier Edison location that is less than a mile off I-287. This property is uniquely located to provide a broad supply chain solution for both Northern Jersey and NYC and is well positioned for any last mile ecommerce use.

Route 27	0.7 mi
I-287 Exit 2B	1.5 mi
US-1	2 mi
NJ Turnpike Exit 10	4 mi
Outerbridge Crossing	8.5 mi
Goethals Bridge	15 mi
Newark Airport	20 mi
Port of Newark/Elizabeth	21 mi



20 Minutes
to Newark Airport

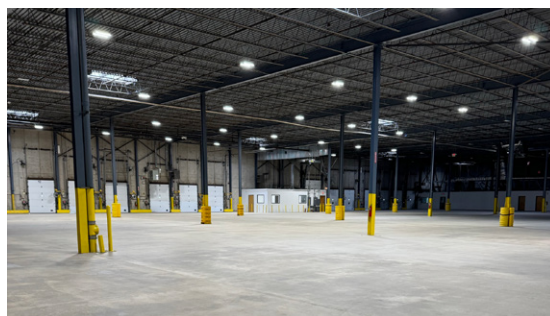


25 Minutes
to Port of Newark



45 Minutes
to Midtown NYC





75 CARTER DRIVE
EDISON, NJ

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