

FOR LEASE

# 20,000-100,000 SF FOR LEASE

55 TALMADGE ROAD, EDISON, NEW JERSEY



FOR MORE INFORMATION PLEASE CONTACT:

**OURY COHEN**

☎ 347-943-7601

✉ [sanprinonproperties@gmail.com](mailto:sanprinonproperties@gmail.com)





# BUILDING SPECIFICATION

**Building Size:** 20,000-70,000 SF

**Office Size:** 1,000-5,000 SF

**Loading Docks:** 5 Docks (additional doors can be added)

**Drive-In Doors:** 1 Door

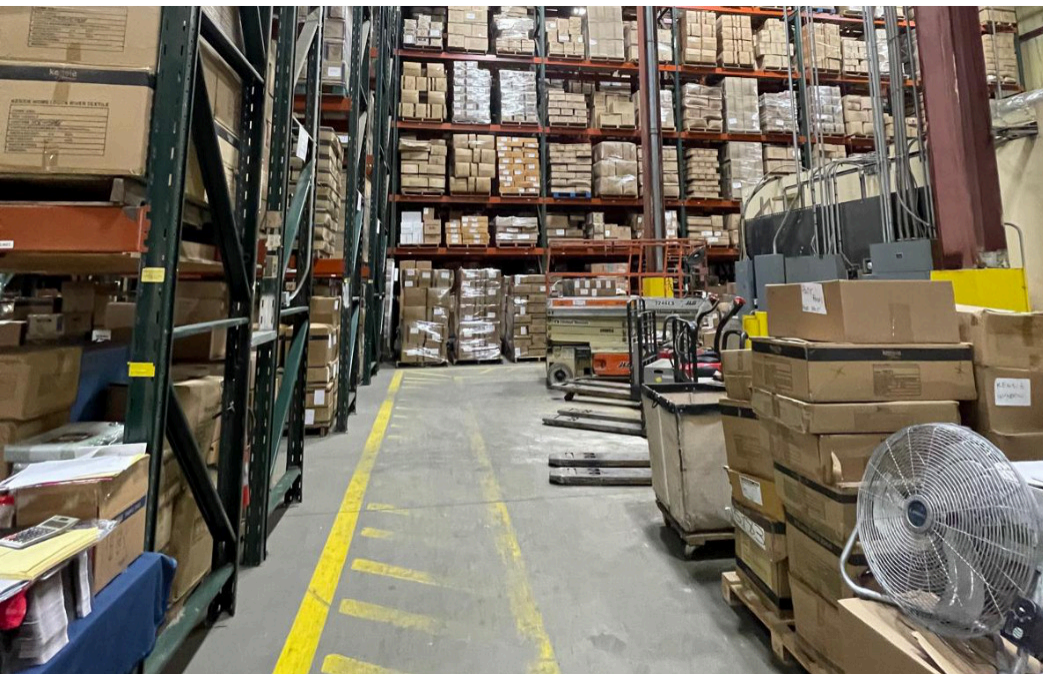
**Clear Height:** 40'

**Column Spacing:** 50' x 50'

**Car Parking:** Abundant

**Sprinkler:** Wet

# PROPERTY PHOTOS



# LOCATION OVERVIEW

## EXCEPTIONAL HIGHWAY ACCESSIBILITY

This prime property in Edison boasts an advantageous location near Interstate 287 and Route 27, offering seamless connectivity. Strategically positioned, it provides an ideal solution for supply chain operations serving both Northern New Jersey and New York City. Its location is particularly well-suited for last-mile e-commerce applications.

I-287

2 mi

Route 27

2.5 mi

Route 1

4.5 mi

NJ Turnpike Exit 10

7 mi

Outerbridge Crossing

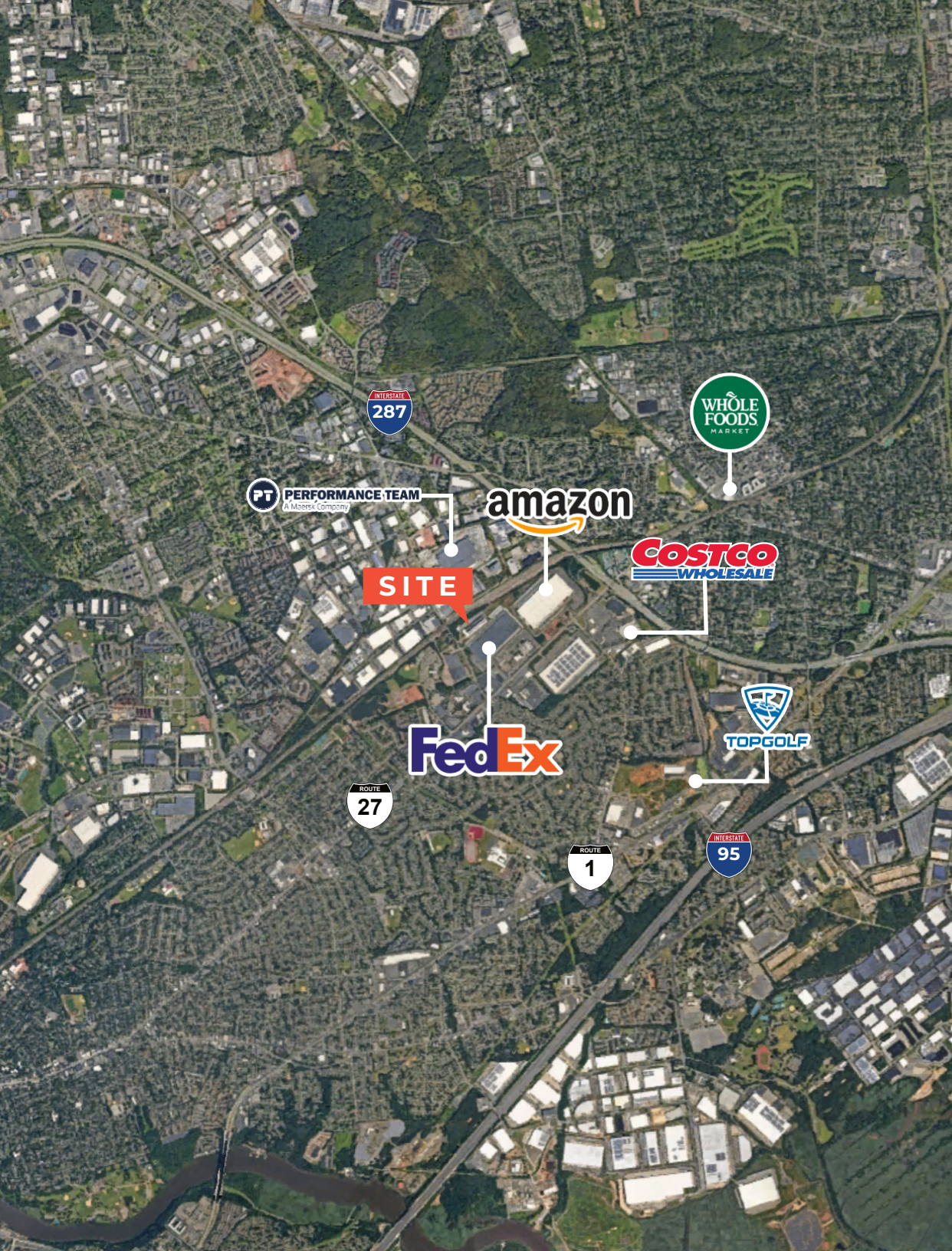
10 mi

Newark Airport

21.5 mi

Port Newark/Elizabeth

23.5 mi



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