



# 23 Mack Drive, Edison, NJ

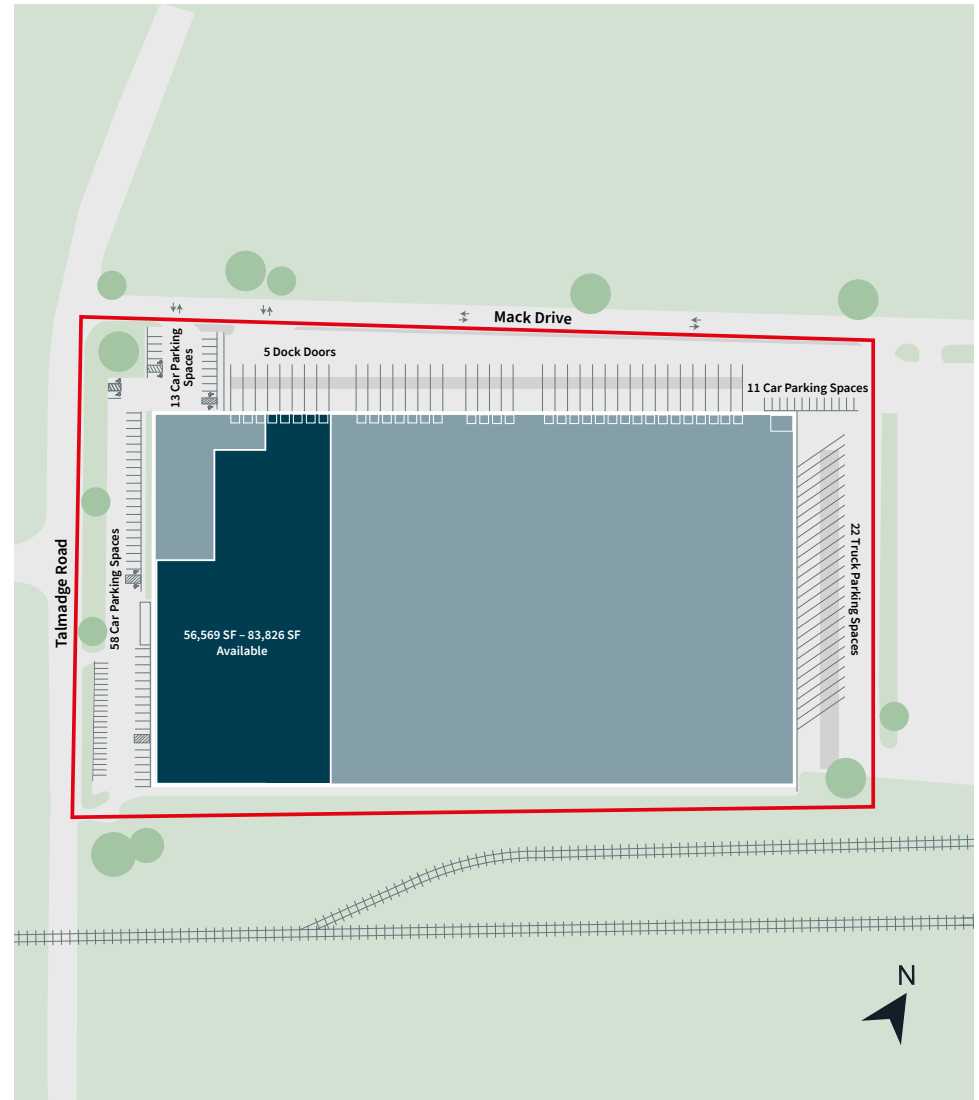
Industrial Facility Available for Sublease through 8/31/2030

56,569 SF – 83,826 SF

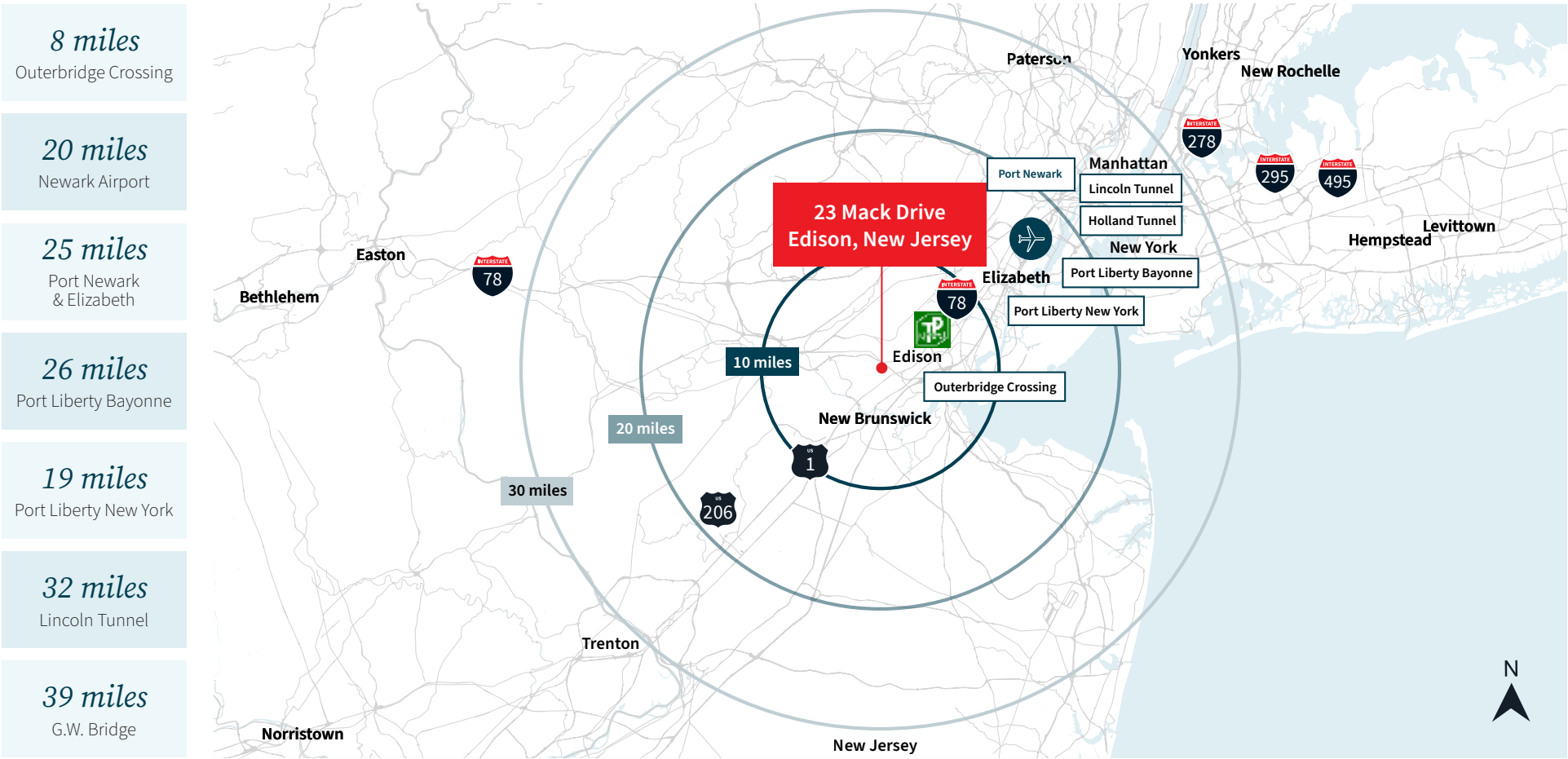
# Site plan

## Specifications

Available SF	+/- 56,569 SF – 83,826 SF
Office SF	+/- 2,500 - 3,500 SF
Ceiling height	20' clear
Dock doors	5 (all with full packages)
Sprinkler	Wet system - density: .15 – .20 GPM / SF, Area of discharge: 1,500 – 2,000 SF
Power	1,600-amp, 277/480 volt, 3-phase
Column spacing	31'6" x 41' 4"
Lighting	New interior and exterior LED lighting, LED on individual motion sensors w. 15' whips
Car parking spaces	88 (4 ADA) spaces
Misc.	New roof on building
	Security cameras throughout
	Alarm system and access control system in place
	Secure trailer lot
	Sublease available through 8/31/2030



# Local access





**1,873,382**  
Total labor force  
20 miles radius



**5.5%**  
Unemployment rate  
20 miles radius



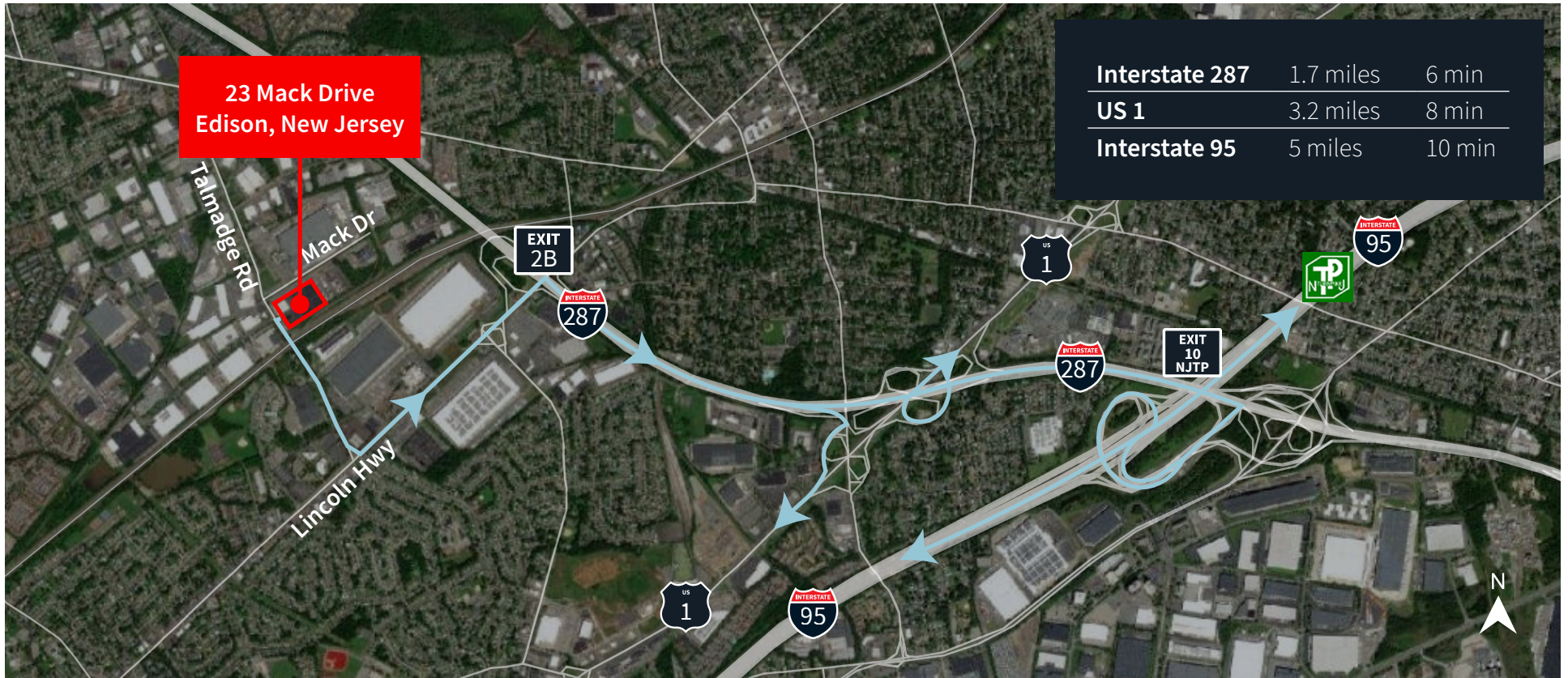
**157,690**  
Warehouse resident workers  
20 miles radius



**3,505,722**  
Total population  
20 miles radius



# Access map



JLL

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