

# 50-60 | PARKWAY PLACE



**For Sale**

**50,422 SF WAREHOUSE FACILITY IN EDISON**

2.54 ACRES WITH AMPLE CAR & TRUCK PARKING

CONTAINING APPROXIMATELY 8,474 SF OF FREEZER/COOLER SPACE

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Metz  
Industrial Group

## Contact Us

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**50,422 SF Class A Warehouse Facility**  
containing approximately 8,474 SF of  
**Freezer/Cooler.**

**Total Site is 2.54 Acres.**

**Includes Heavy Electric Power, Energy  
Efficient Lighting & Test Kitchen.**

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# Property Highlights



Total Size: 50,422 SF  
ASI Food Certified Building  
Excellent Curb Appeal

Lot Size: 2.54 Acres  
Turn Key Features & High End  
Modern Office Finishes  
21' Ceiling Height

8,474 SF of Freezer/Cooler Space  
7 Loading Docks & 1 Drive-in Door  
New Roof

Rail Service  
Ample Car & Truck Parking  
Heavy Electrical Power

Energy Efficient T-8 Motion-  
Sensored Lighting | Test Kitchen  
Fully Wired T-1 Data Service

Located within Raritan Center  
Immediate access to NJ Turnpike,  
I-287, Route 440, Garden State  
Parkway, Route 9 & Outerbridge  
Crossing to Staten Island

# Recent Improvements

## Office Space Improvements

- additional offices, bathrooms, locker rooms & break room,
- separate employee entrance & conference room

## Warehouse Improvements

- commercial kitchen
- floor drains
- refrigerated food prep rooms
- additional refrigeration storage
- high speed freezer doors
- addition of 3 dock doors & electric dock plates

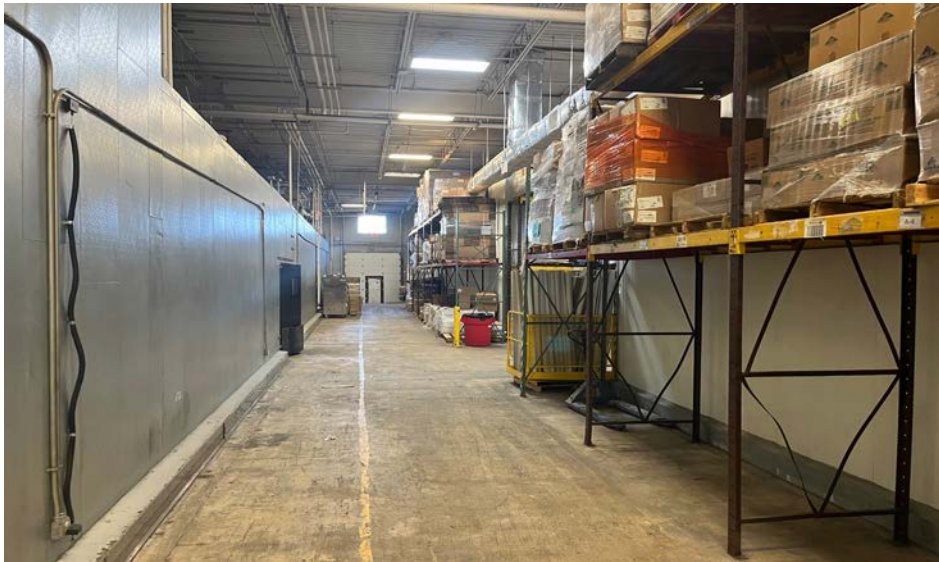
## Additional Improvements

- Upgraded electrical services with new transformers on front lawn
- Addition of an emergency egress exit door inside refrigerated food prep area (on the RR side of the building) with illuminated exit signs

# Freezer & Kitchen Space



# Storage Space



# Loading

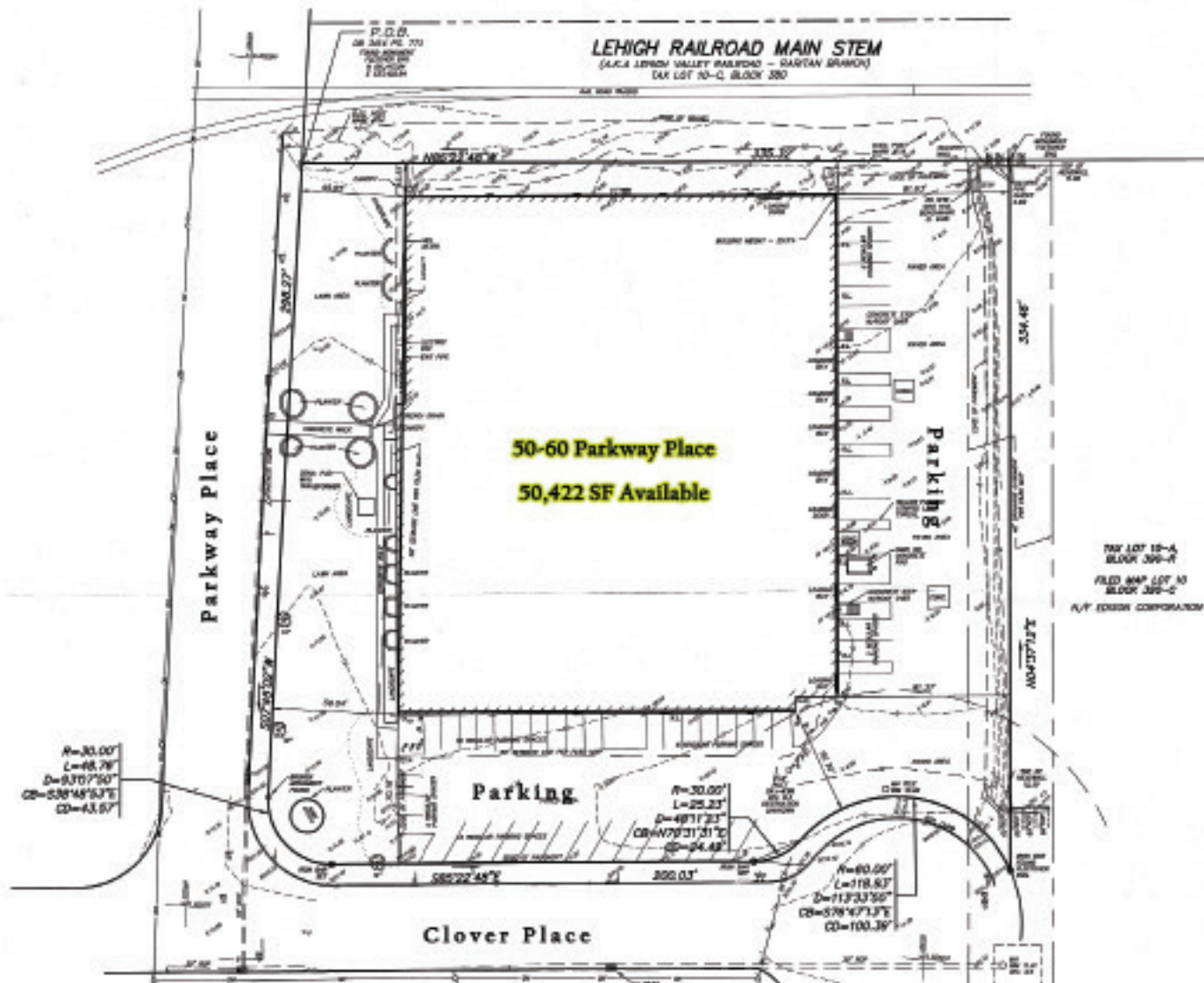


# Office Space

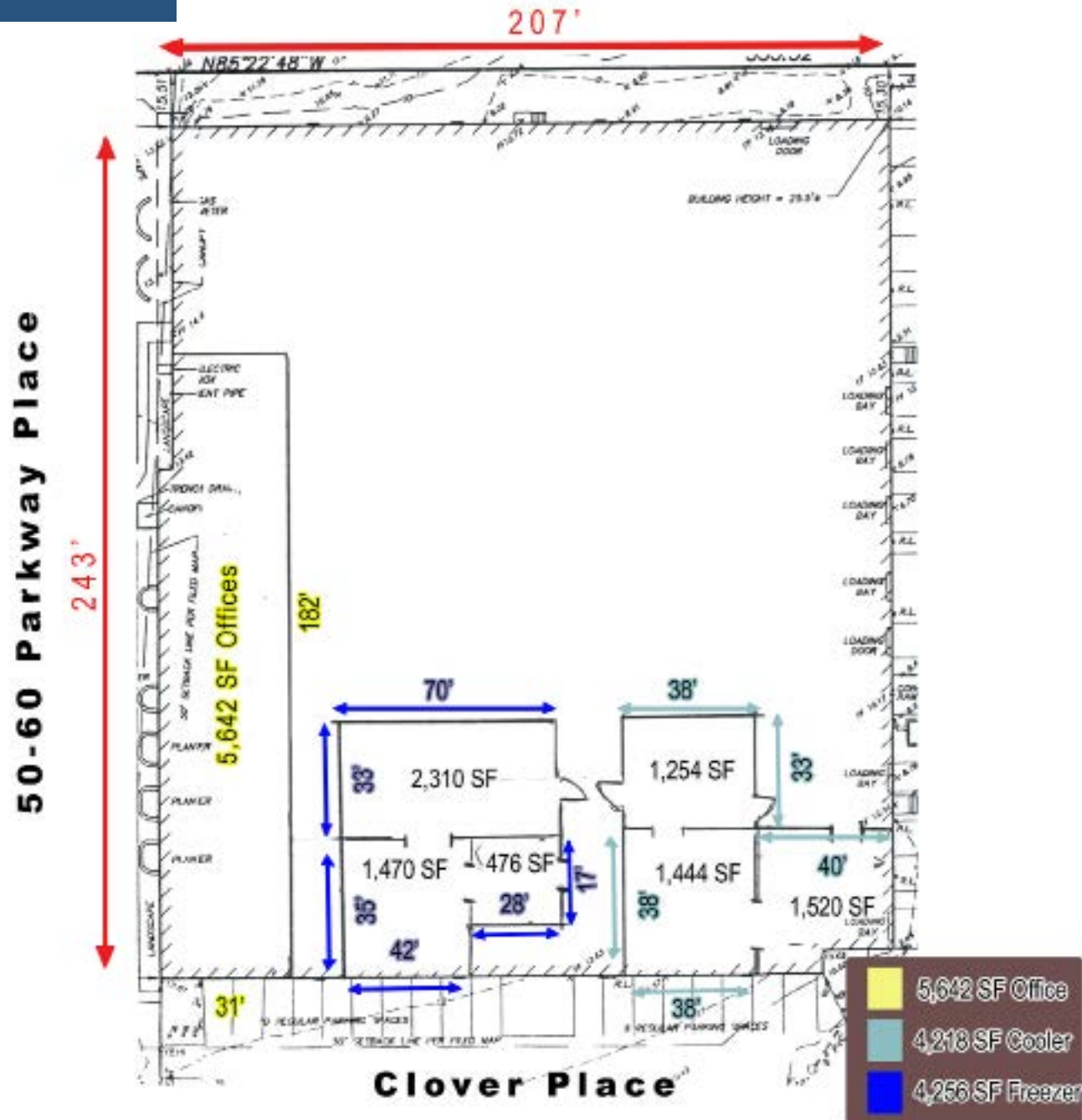




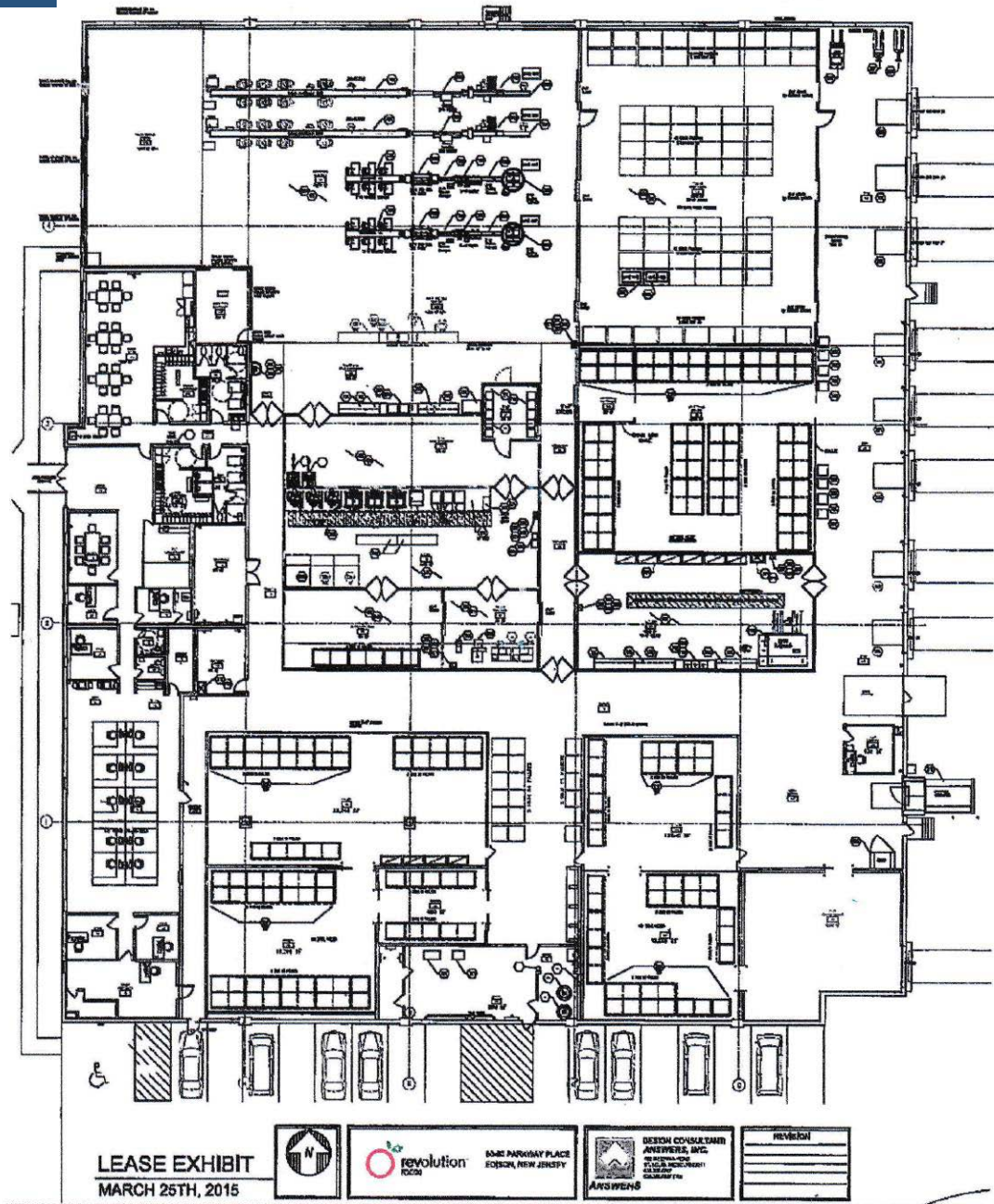
# Site Plan



# Floor Plan



# Floor Plan



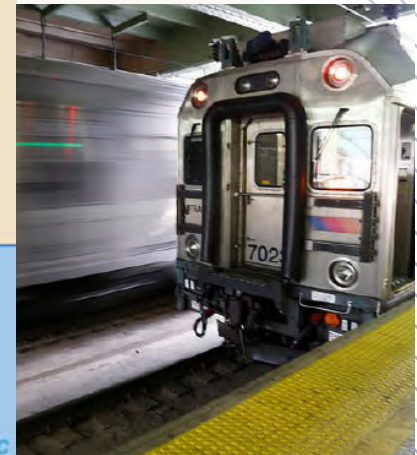
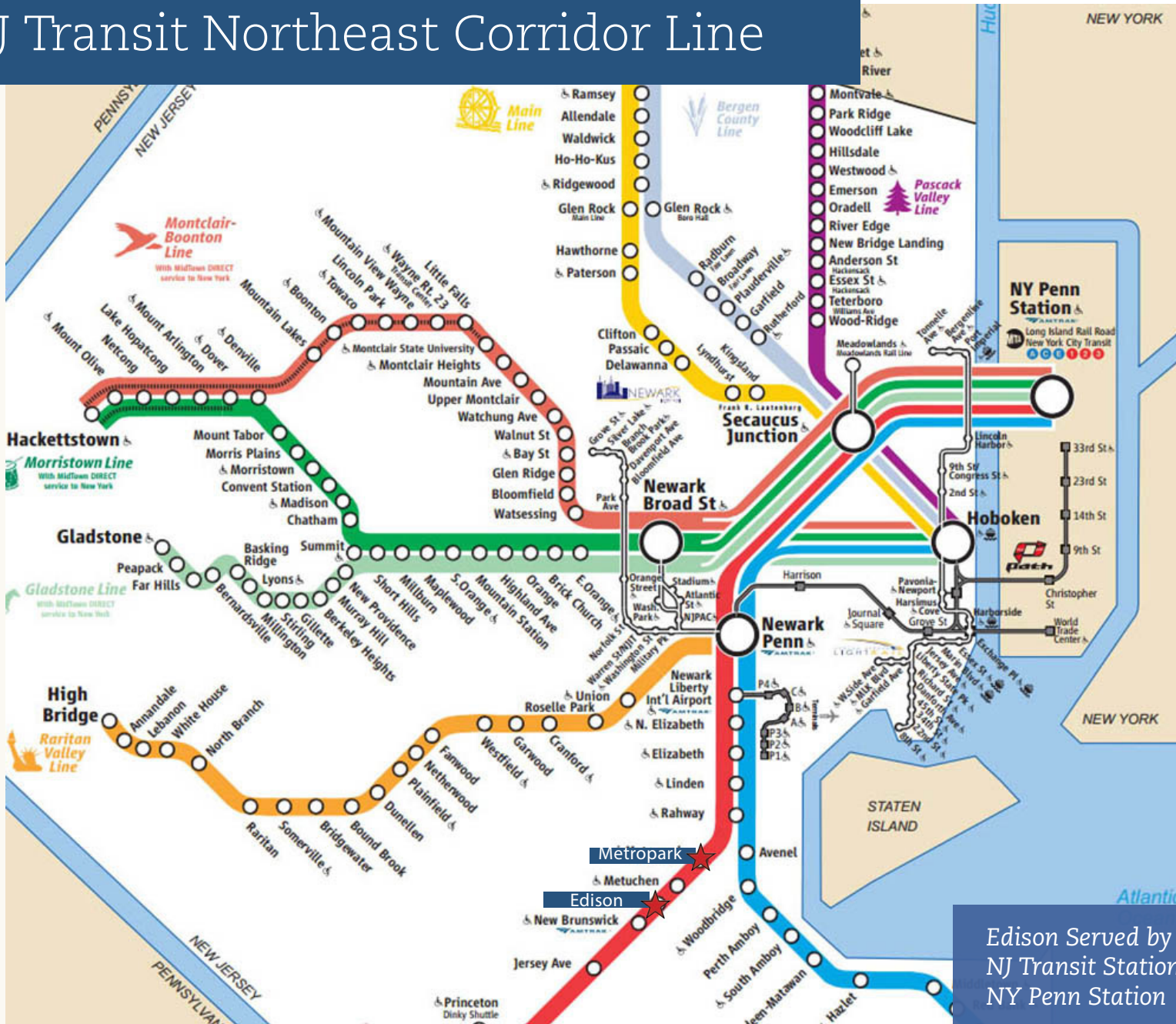
## In Raritan Center



Raritan Center (RC) is a prestigious 2,300-acre commercial/industrial and logistics center with office buildings and millions of square feet of light manufacturing and distribution facilities. It provides services for transload, cross-dock, warehousing and “3PL” service providers operations and has a high barrier to entry for users/investors to own property in the park.

Due to its access to I-287, NJ Turnpike, Route 9 & 440 to Staten Island and Brooklyn, NY, RC is home to regional distribution facilities for organizations including Fedex, CertainTeed, Arizona Beverage Company, United Parcel Service, among others.

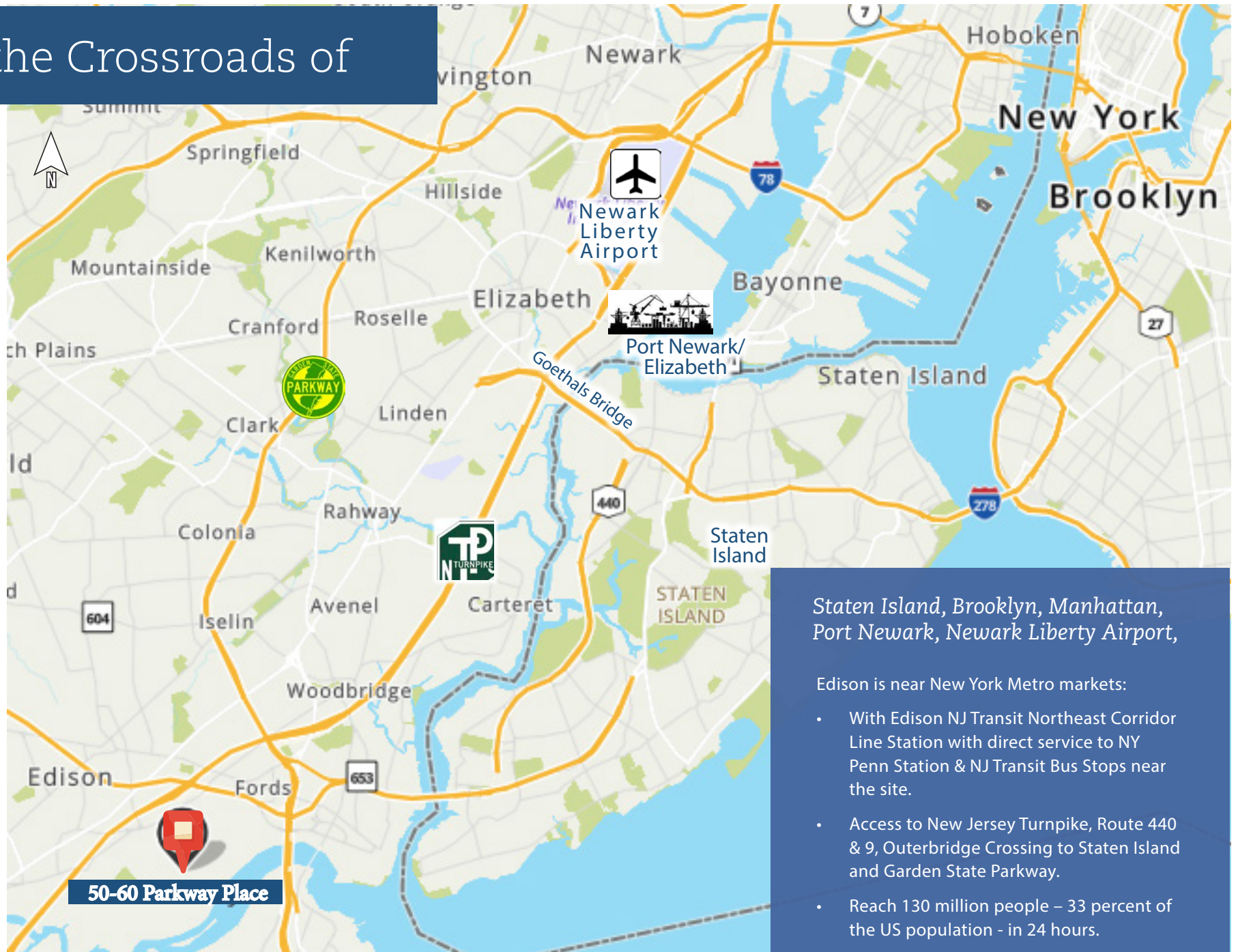
# NJ Transit Northeast Corridor Line



Edison Served by Metropark & Edison NJ Transit Stations with Direct Service to NY Penn Station



# At the Crossroads of



*Staten Island, Brooklyn, Manhattan, Port Newark, Newark Liberty Airport,*

Edison is near New York Metro markets:

- With Edison NJ Transit Northeast Corridor Line Station with direct service to NY Penn Station & NJ Transit Bus Stops near the site.
- Access to New Jersey Turnpike, Route 440 & 9, Outerbridge Crossing to Staten Island and Garden State Parkway.
- Reach 130 million people – 33 percent of the US population - in 24 hours.

# Demographic Highlights



## Household Income

- As of the 2020 United States census, Edison Township was New Jersey's sixth-most-populous municipality, with a population of 107,588, an increase of 7,621 (+7.6%) from the 2010 census count of 99,967, which in turn reflected an increase of 2,280 (+2.3%) from the 97,687 counted in the 2000 census.
- Median household income was \$86,725 and the median family income was \$100,008 . The per capita income for the township was \$36,464 .



## Business Environment

- Majesco Entertainment, a video game company, has its corporate headquarters in Edison.
- Other companies have warehouse operations within Edison. These companies include the Italian food producer and importer Colavita, an Amazon fulfillment center, as well as the regional hubs for FedEx, UPS, and Newegg.
- Raritan Center itself is the largest industrial park on the east side of the Mississippi River. The United States headquarters of the international company Zylog Systems is located in Edison, as is the headquarters of the e-commerce companies Boxed and Bare Necessities.







- The 56 acre property in Edison, N.J., is the former site of an ExxonMobil Synthetics Plant and Research Lab.
- ExxonMobil constructed the facility in 1948 and had been using it to manufacture petroleum byproducts until finally ceasing all operations in 2016.
- In November of 2017, Rockefeller Group acquired the property from ExxonMobil for the development of a new, approximately 900,000 square foot warehouse/distribution facility.

- Bridge Development Partners has completed its acquisition of a nearly 7.5-acre parcel in Edison, where it plans to build a new 124,560-square foot industrial facility.
- The developer said the project, which is slated for delivery early next year, will target small to mid-sized users seeking a so-called last-mile location for deliveries. The property at 150 Whitman Ave. is minutes from Interstate 287, providing quick access to Exit 10 of the New Jersey Turnpike and the rest of the region's vast highway network.



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