

Rare Leasing Opportunity - Rail Access

145 Whitman Ave | Edison, NJ | Advanceindustrial.com/145-Whitman



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AVAILABILITY

Immediate

LOT SIZE

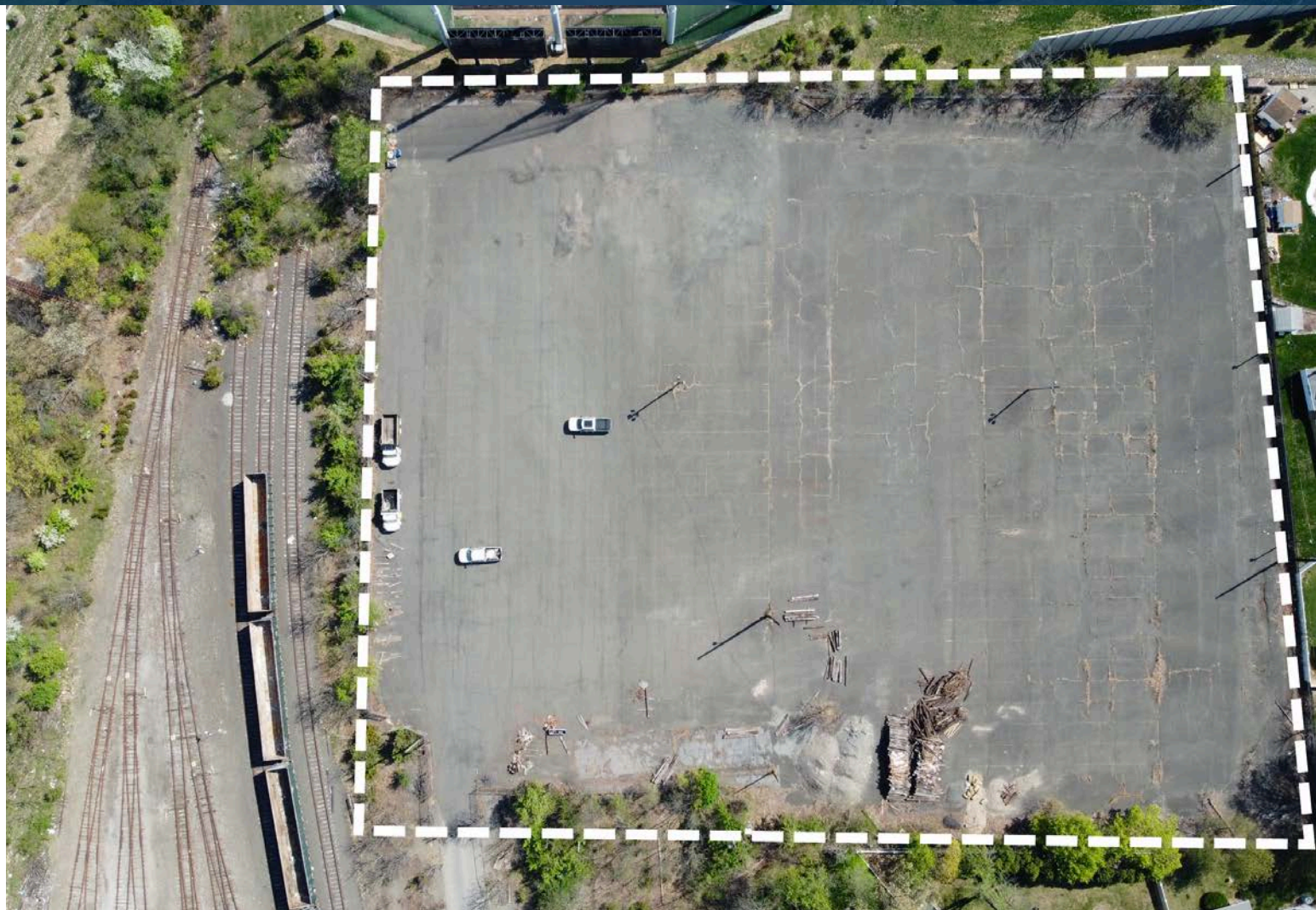
±3.85 Acres

HIGHLIGHTS

- Active Rail Access
- Fully Paved & Striped
- Fully Fenced Perimeter
- Site Lighting 24/7 Access
- Flexible Term

POTENTIAL USES

- Trailer & Truck Parking
- Contractor Yard
- Outdoor Storage
- Vehicle or Fleet Storage
- Equipment Laydown Yard
- Overflow Parking
- Container Storage



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Disclaimer: Information herein is confidential and for preliminary review only. Do not share without written consent from Advance Industrial Group. All data is unverified; potential lessees and buyers must perform their own due diligence. No warranties or endorsements are made. Subject to errors, omissions, or withdrawal without notice. Property tours by appointment only.

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PLEASE CONSULT YOUR ADVANCE INDUSTRIAL GROUP AGENT FOR MORE DETAILS.

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Site Aerial View

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WHY THIS SITE?

- **Rare IOS site with Active Rail Access**
- **Surrounded by industrial tenants**
- **Central NJ with Highway Access**
- **Available Immediately**
- **Secure Fenced Perimeter**
- **Lighting Available**
- **Industrial Zoning**

STRATEGIC LOCATION

- **±3 minutes to I-287**
- **±5 minutes to NJ Turnpike (Exit 10)**
- **±9 minutes Route 27**
- **±15 minutes to Garden State Parkway**

RAIL ADVANTAGE

- **Immediate access to active rail line**
- **Ideal for companies requiring rail logistics**

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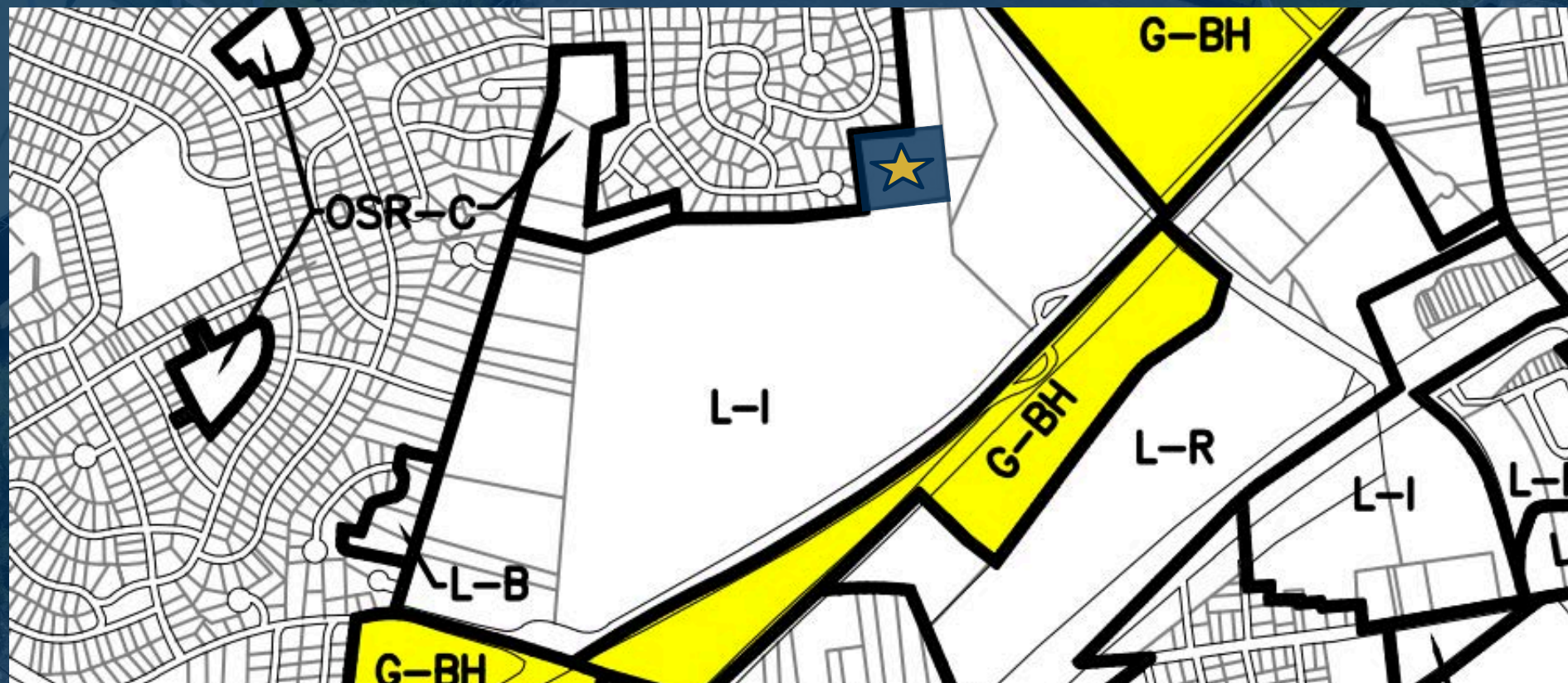
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Light Industrial (L-I) Zoning

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Township of Edison '2011' Zoning District Map

Middlesex County, New Jersey

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Advance Industrial Group | Listing Brokers



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