

# Rare Leasing Opportunity - Rail Access

145 Whitman Ave | Edison, NJ | [Advanceindustrial.com/145-Whitman](http://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 & Non-Endorsement Notice

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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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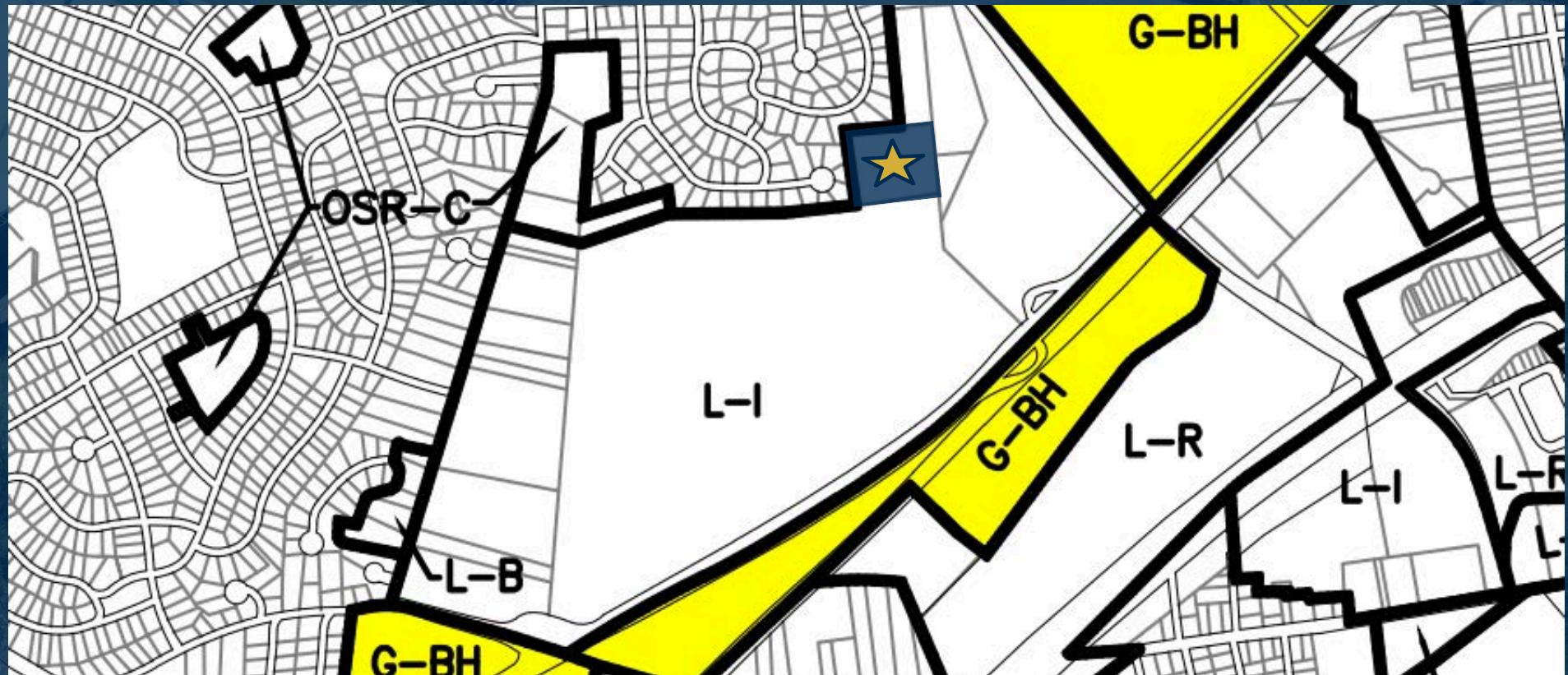
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# Light Industrial (L-I) Zoning

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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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