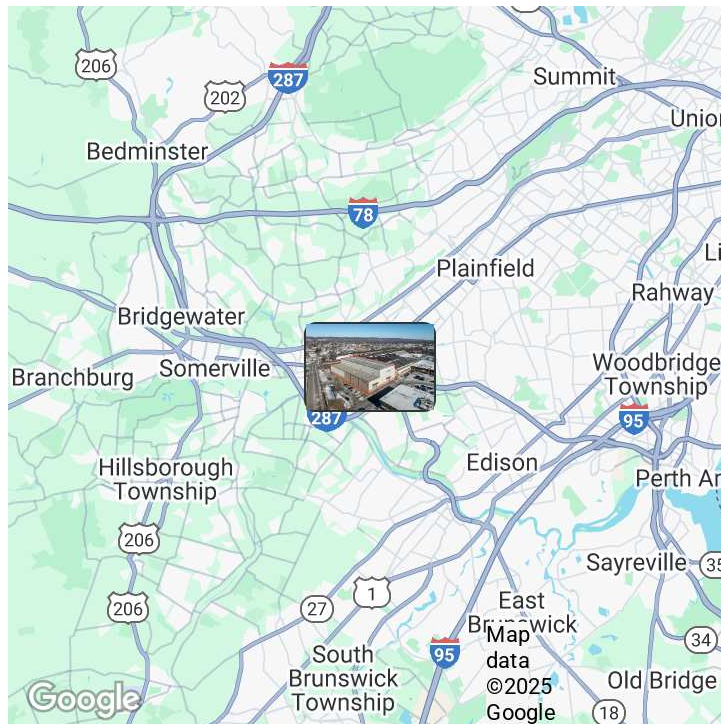


333 CEDAR AVENUE  
MIDDLESEX, NJ 08846

+/- 43,800 SF CRANE BUILDING

## INDUSTRIAL PROPERTY FOR LEASE



### OFFERING SUMMARY

Available SF:	43,800 SF
Building SF:	186,600
Power:	1,200 Amps @ 480 Volts
Availability:	Immediate

### PROPERTY OVERVIEW

Size: Approx. 43,800 sq ft industrial facility  
Ceiling Height: Ranges from 40' to 50'  
Cranes: Four (4) 3-ton cranes, one (1) 15-ton crane, one (1) 25-ton crane, one (1) 50-ton crane  
Sprinkler System: Dry-system sprinkler protection  
New York-Style Showroom / Office

### LOCATION OVERVIEW

The property is strategically located in central Middlesex County with quick access to major trucking routes:

US Route 1 (Edison): ~7.0 miles  
Route 18 (New Brunswick): ~7.4 miles  
I-287 (Exit 10, Edison): ~8.2 miles  
Route 440 (Edison interchange): ~8.4 miles  
NJ Turnpike (I-95, Exit 10): ~9.2 miles



### SHELDON GROSS REALTY, INC.

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WEST ORANGE, NJ 07052  
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*for more information:*

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