

39

PROGRESS STREET

EDISON | NEW JERSEY



INDUSTRIAL WAREHOUSE FOR SALE
USER INVESTMENT OPPORTUNITY

39

PROGRESS STREET

EDISON | NEW JERSEY 08820

Kassin Sabbagh Realty (KSR) is proud to represent 39 Progress Street a well-positioned property in a growing New Jersey market. Its location offers strong transit access and proximity to ongoing development, making it ideal for a variety of commercial or mixed-use tenants. With stable rental demand and long-term upside potential, this asset provides investors with both immediate income opportunities and future value growth.

Just a short drive from Metropark Station, the location provides convenient rail service to New York City and other parts of New Jersey, while Newark Liberty International Airport is less than half an hour away.

PROPERTY OVERVIEW

Property Type	Warehouse
Building Total SF	40,000 SF *
Ceiling Heights	18'
Lot Size	3 Acres
Loading	6 loading docks, 2 drive-in doors
Power	1200 amps
Notes	Proposed plans for an additional 20k SF

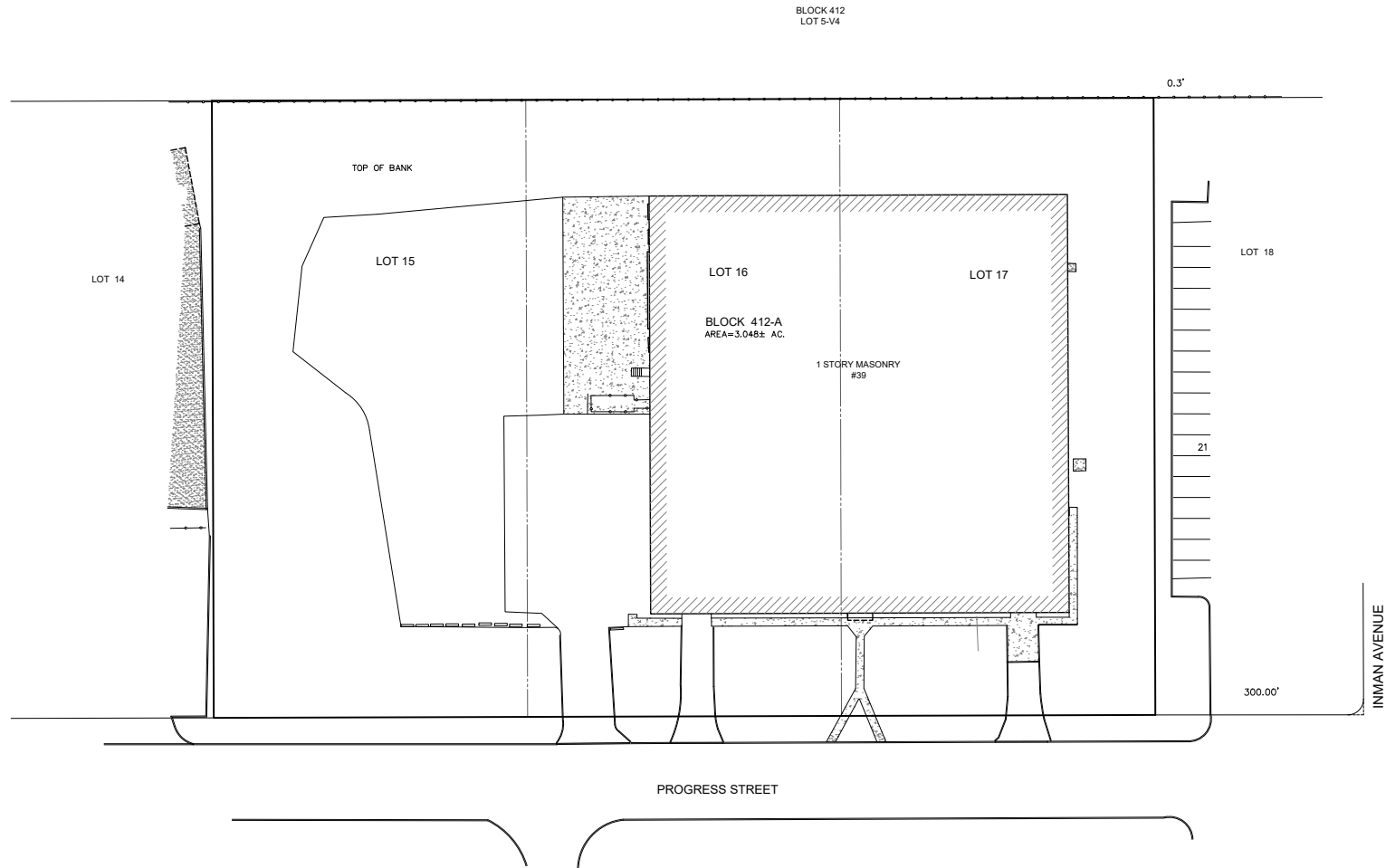
* including ±2,800 SF office

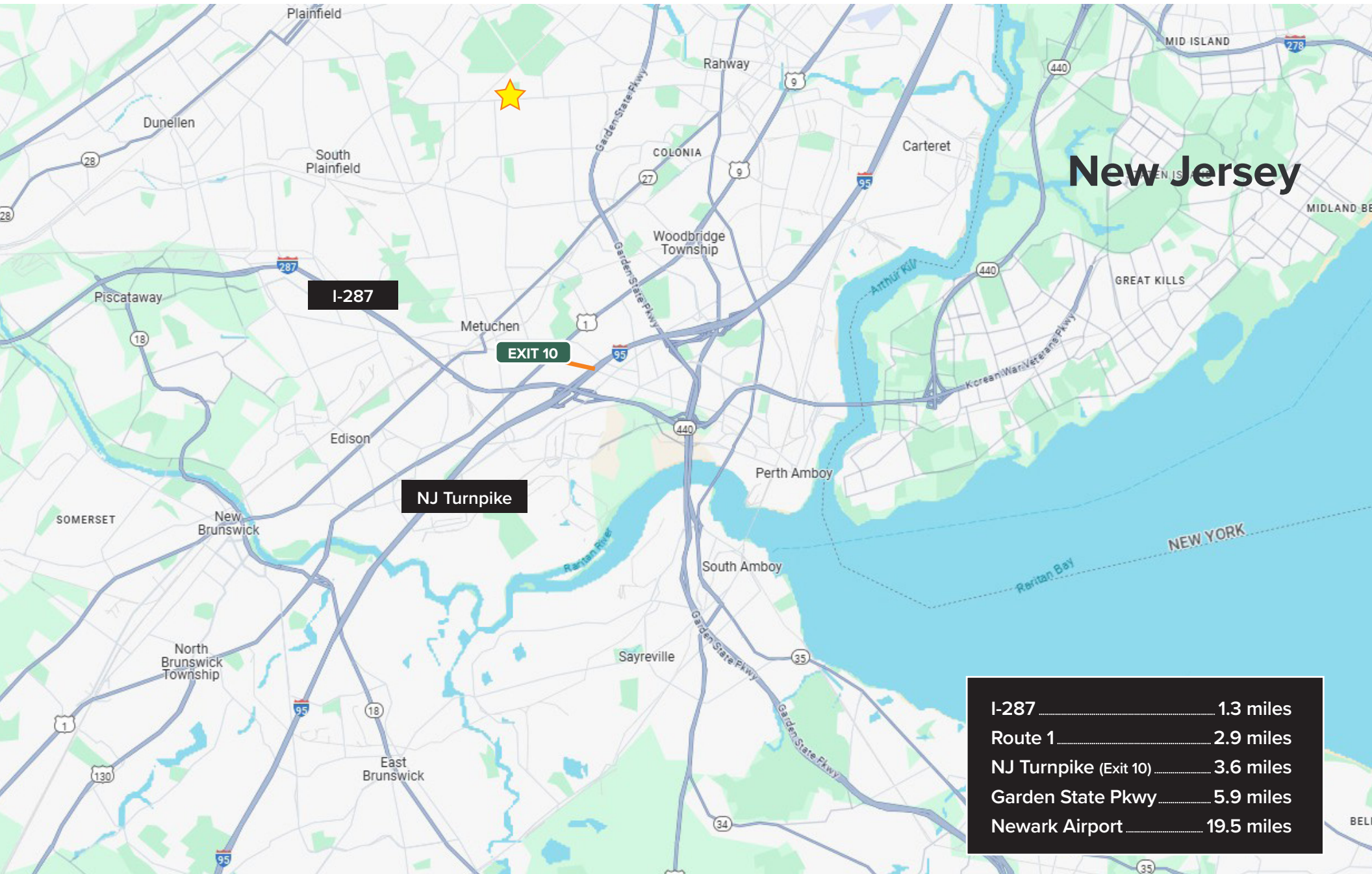
ASKING PRICE: UPON REQUEST





39 Progress Street, Edison, NJ — Positioned in one of New Jersey's most accessible and business-friendly corridors, 39 Progress Street offers a strategic location with direct connectivity to Metropark Station, Newark Airport, and the region's major highways. The property sits within a thriving Middlesex County market that benefits from strong demographics, diverse industries, and steady growth. An acquisition here presents a rare chance to secure a foothold in a high-demand area with long-term value and flexibility for a range of future uses.



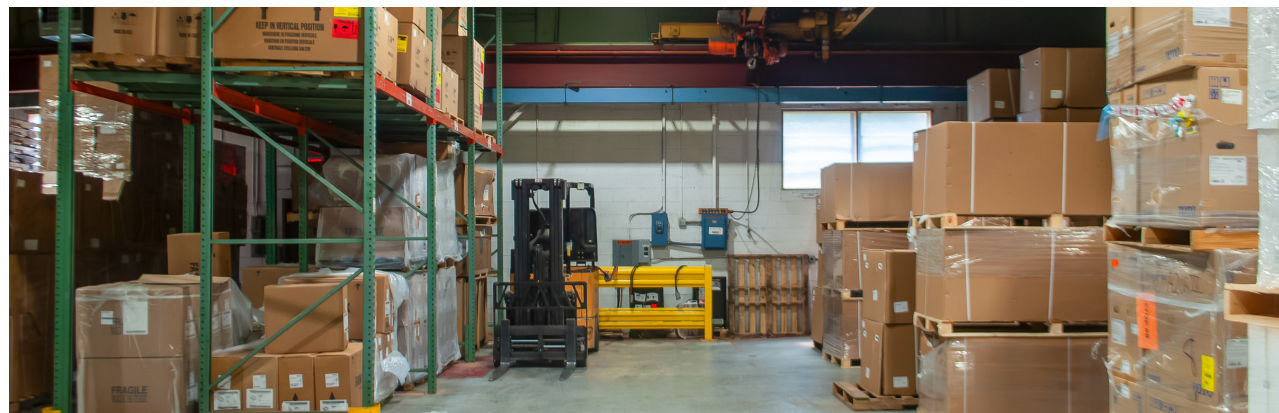



39 PROGRESS STREET | EDISON, NJ

FOR SALE



All information supplied in this marketing presentation and/or flyer is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of listings from sale/lease and to any listing condition. Any square footage, dimensions, floor plans and/or technical data set forth are approximations and are subject to further elaboration/confirmation.





FOR MORE INFORMATION,
PLEASE CONTACT:

JACK ZALTA

M: 347.256.9281

E: JZalta@Ksrny.com

ALBERT MOSSERI

M. 917.647.9457

E: AMosseri@ksrny.com



1385 Broadway, 22nd Floor
New York, NY 10018
212.417.9217
ksrny.com

All information supplied in this marketing presentation and/or flyer is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of listings from sale/lease and to any listing condition. Any square footage, dimensions, floor plans and/or technical data set forth are approximations and are subject to further elaboration/confirmation.