



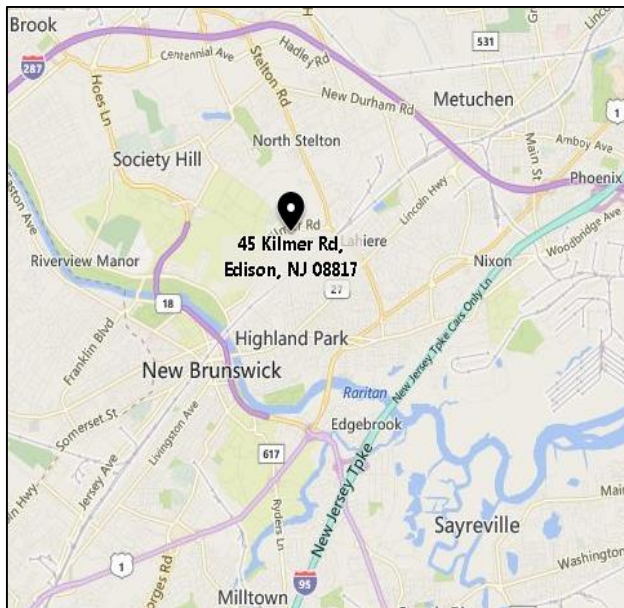
The Blau & Berg Company

COMMERCIAL/INDUSTRIAL/OFFICE REAL ESTATE SERVICES

830 Morris Turnpike, Suite 201, Short Hills, NJ 07078
(973) 379-6644 • (973) 379-6644 fax • www.blauberg.com
Established in 1932 • Local Expertise | Global Reach

45 Kilmer Road Edison, New Jersey

±10,000 SF Industrial Opportunity



Property Description

- Total Building Area: ±10,000 SF
- Office Component: ±2,050 SF
- Ceiling Height: 16' Clear
- Loading: 8 Drive-Ins (4-Bay Shop)
- Parking: 2 Acres
- Sprinkler: Wet System
- Power: 800 Amp
- Column Spacing: None; Clear Span
- Utilities: City Water, Sewer, Gas
- Zoning: Light Industrial

Comments

- Secure, Fenced and Paved Outside Storage
- Garage Equipped with One-Wash Bay
- Additional Parking and Office Space Available On Site

Offering:

Please Call for Pricing

For additional information or to arrange for an inspection,
please contact the following exclusive broker:

Kenneth F. Crimmins, CCIM, SIOR

Chairman & CEO

973-379-6644 Ext. 111

kfcrimmins@blauberg.com

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