

For Lease– New to Market

34 Edgeboro Road
East Brunswick, New Jersey

± 9,000 Sq. Ft. Industrial Facility on **± 2 Acres Outside Storage**



Square Feet:	± 9,000 Sq. Ft. Containing ±1,500 Two Story Office Recent Extensive Office and Site Renovations
Loading:	7 Oversized 12 x 14 Ft. Drive Ins
Acres:	± 2 Acre Total Site– Industrial Outside Storage Area
Utilities:	Gas Fired Radiant Heat in Shop, City Water and Sewer, Central HVAC in Office, Ample Power For Truck Repair Air Lines and Power Distribution Throughout
Miscellaneous:	4,000 Gallon Above Ground Fuel Tank, All Permits in Place New Roof
Occupancy Date:	Q4 2024
Taxes:	Approx. \$ 26,354.99 (2023) Annually
Lease Rate:	\$ 38,000.00 / Month NNN Base Rent

For Further Information or to Discuss, Please Contact:

LOGISTIC REALTY
INDUSTRIAL REAL ESTATE SERVICES

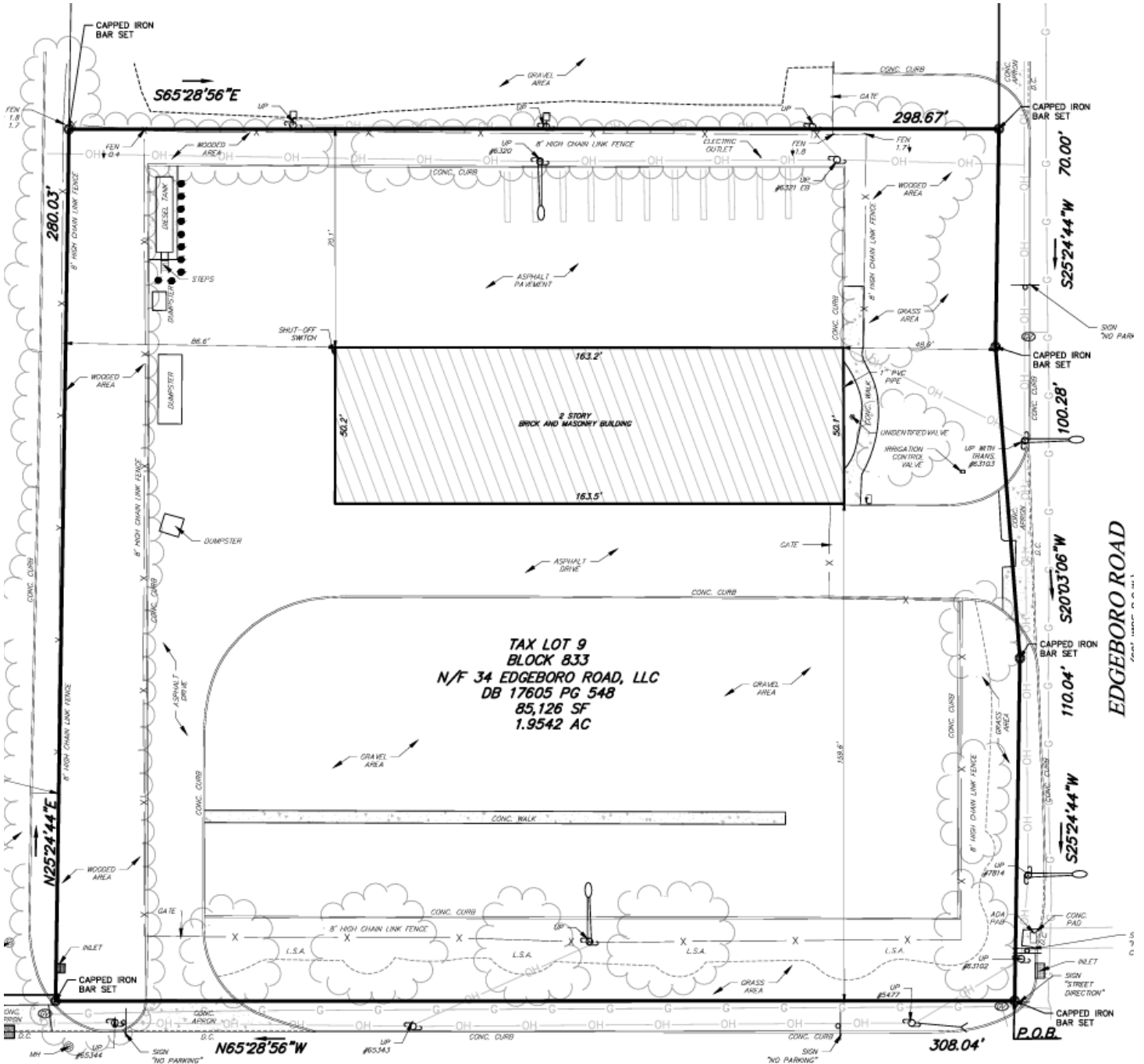
Bill Hettler
732.673.0123
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text message or e-mail preferred

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