



240,000 SF FOR LEASE
RACKING AVAILABLE

TOTAL BUILDING SF:	±270,000 SF
ASKING RATE:	Please call to inquire
CEILING HEIGHT:	15' TO 26' CLEAR HEIGHTS: 15' - 16,000 SF 16' - 75,600 SF 18' - 19,000 SF 20' - 53,000 SF 26' - 60,000 SF
BUILDING UPDATES:	- Fully repaved parking lot, new asphalt & line striping 2016 - New TPO roof with warranty 2016 - New fire and burglar alarm 2016 - New ESFR fire sprinkler (incl. water line), fire pump, risers & heads 2022 - New electrical wiring throughout 2016 1,600 amps, 3 phase, 277/480 volts 1 megawatt power + solar system 2017 2 parallel diesel generators for full building backup power 2018 - New high efficiency LED lighting 2023



8,000
PALLET
POSITIONS
(approx.)

500 SF
OFFICE
SPACE

10
LOADING
DOCKS

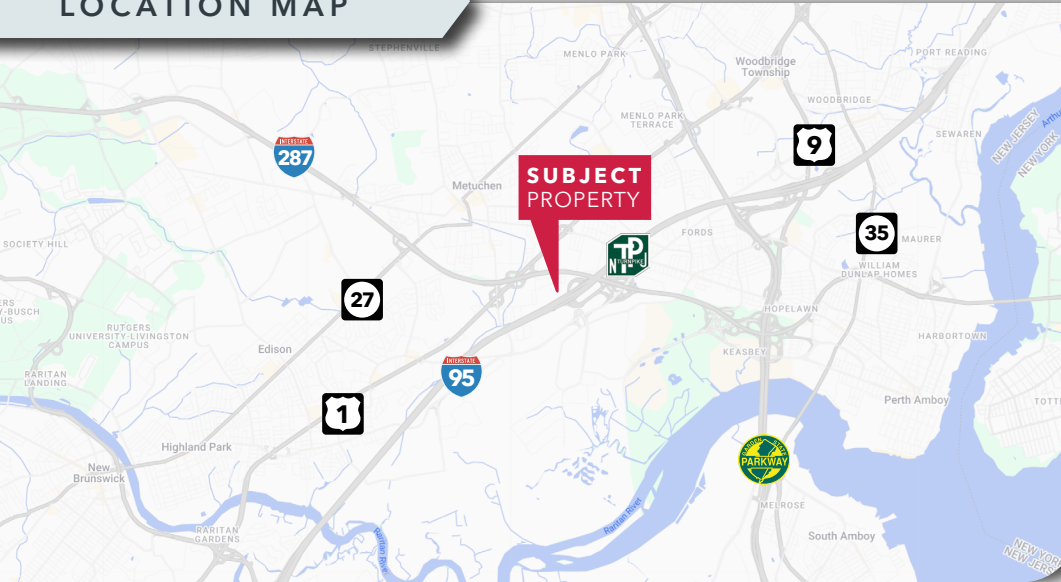
8
TRAILER
PARKING

1,600
AMPS, 3 PHASE,
277/480
VOLTS

INDUSTRIAL BUILDING FOR LEASE

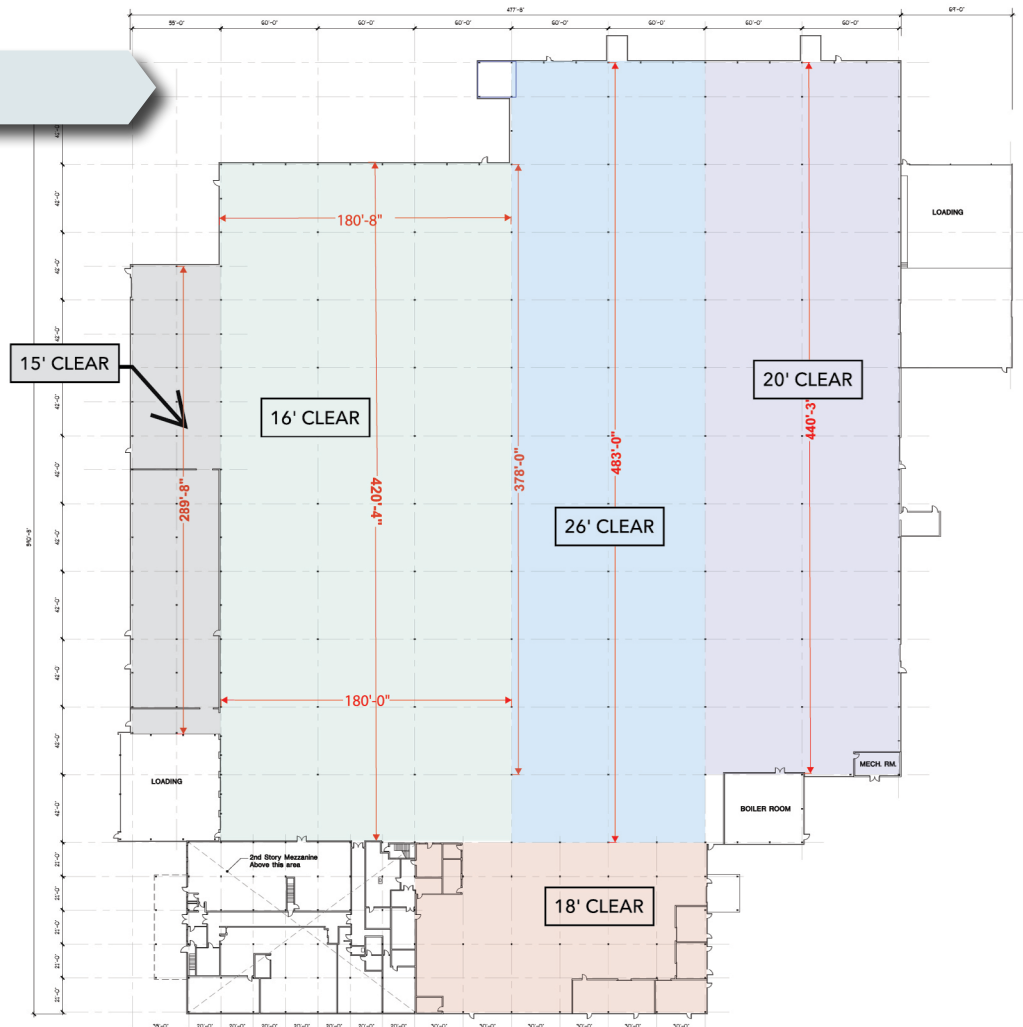
114 Tived Lane East, Edison, NJ 08837

LOCATION MAP

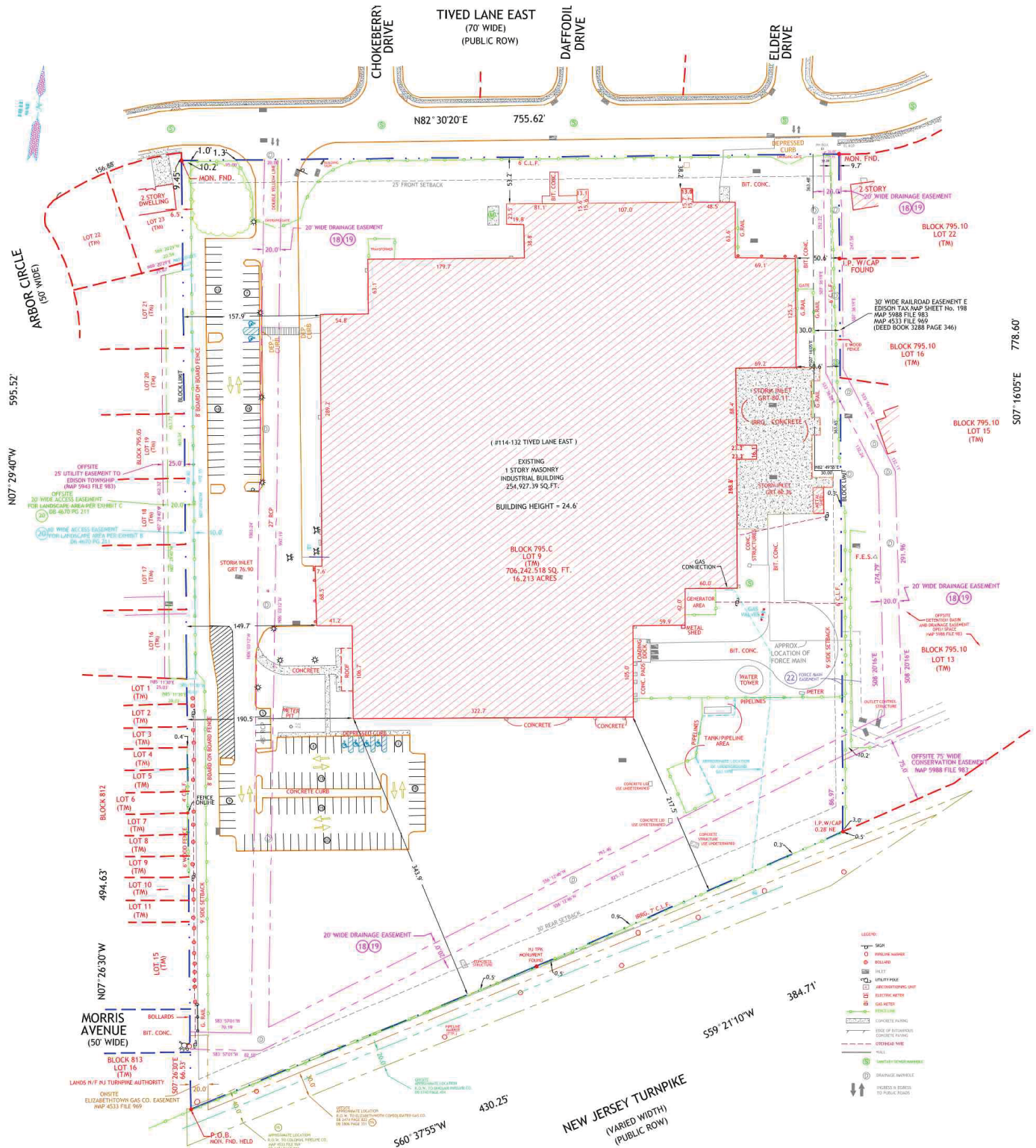


-  Route 1: 1.5 miles
-  I-287: 2 miles
-  Route 27: 2 miles
-  NJ Turnpike / I-95: 3 miles
-  Route 9: 5.5 miles
-  Garden State Parkway: 6 miles

FLOOR PLAN



SITE PLAN



INDUSTRIAL BUILDING FOR LEASE

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PROPERTY PHOTOS



FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE BROKERS:

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