



GARDEN
STATE
REALTY

300 McGaw Drive

Edison, NJ 08873

INDUSTRIAL | FLEX | OFFICE

FOR LEASE



AVAILABILITIES

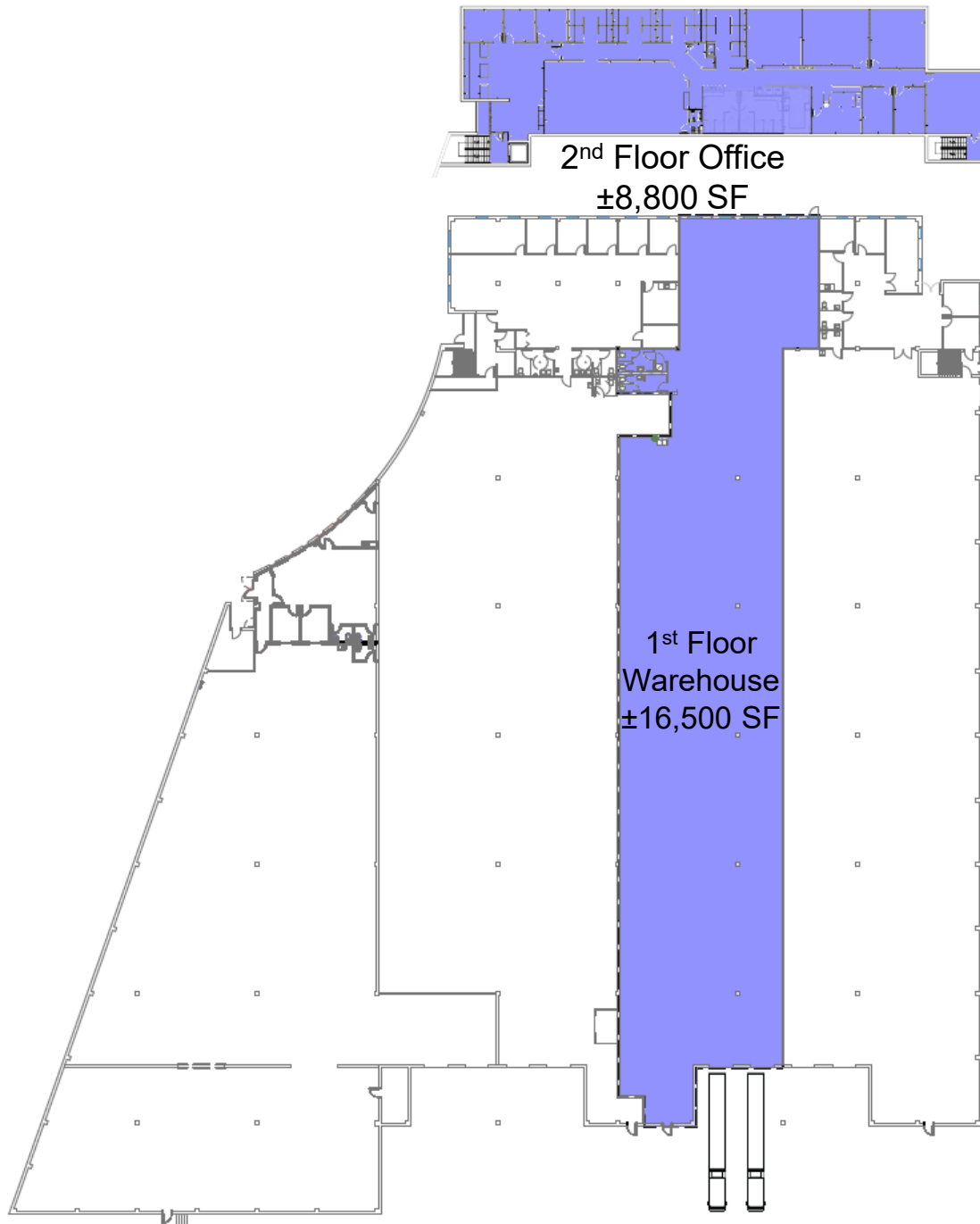
| | OPTION A | OPTION B | OPTION C |
|--------------------------|---|-----------------|-----------------|
| Total Size (±SF) | 25,300 | 16,500 | 8,800 |
| Warehouse (±SF) | 16,500 | 13,000 | -- |
| Office (±SF) | 8,800 | 3,500 | 8,800 |
| Floor | 1 st Floor Warehouse 2 nd Floor Office | 1 st | 2 nd |
| Ceiling Height | 24' | 24' | -- |
| Tailgate Loading | 2 | 2 | -- |
| Power | 3 Phase | 3 Phase | Ample |
| Elevator Serviced | Yes | -- | Yes |

ROBERT ADAMS
Principal / Broker of Record
973.846.0181
radams@gardenstaterealty.net

GARDEN STATE REALTY

204 Passaic Ave Suite 1 | Fairfield, NJ 07004
973.846.0300 | gardenstaterealty.net

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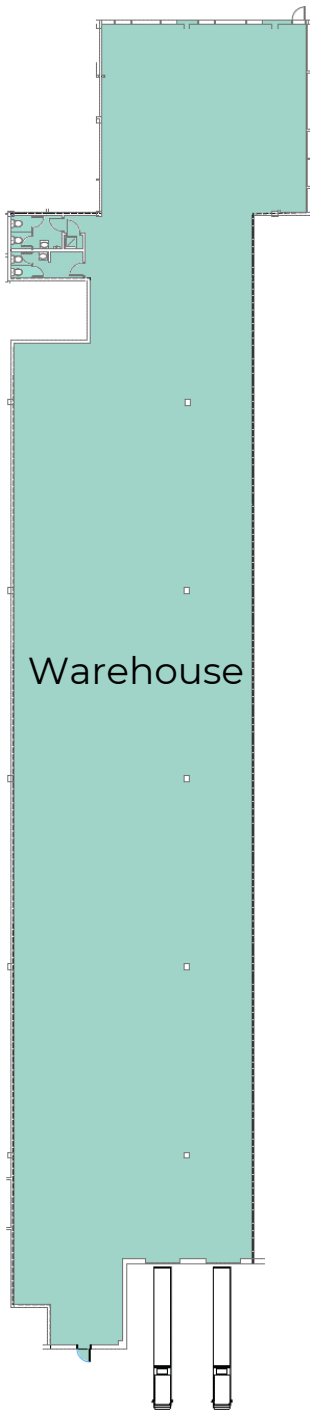
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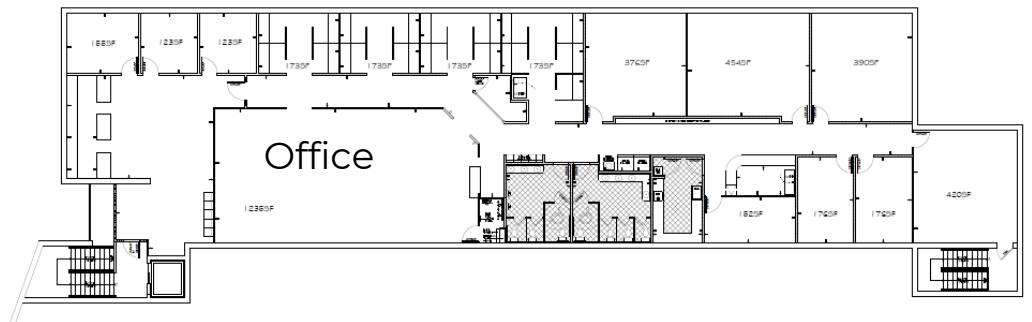
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OPTION A | FLOOR PLAN

FOR LEASE

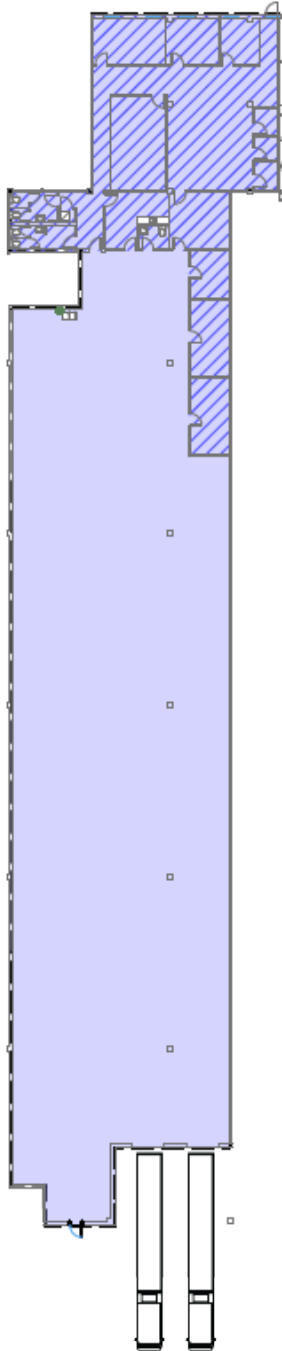


±25,300 SF TOTAL
 ±16,500 SF | 1st Floor Warehouse
 ±8,800 SF | Office



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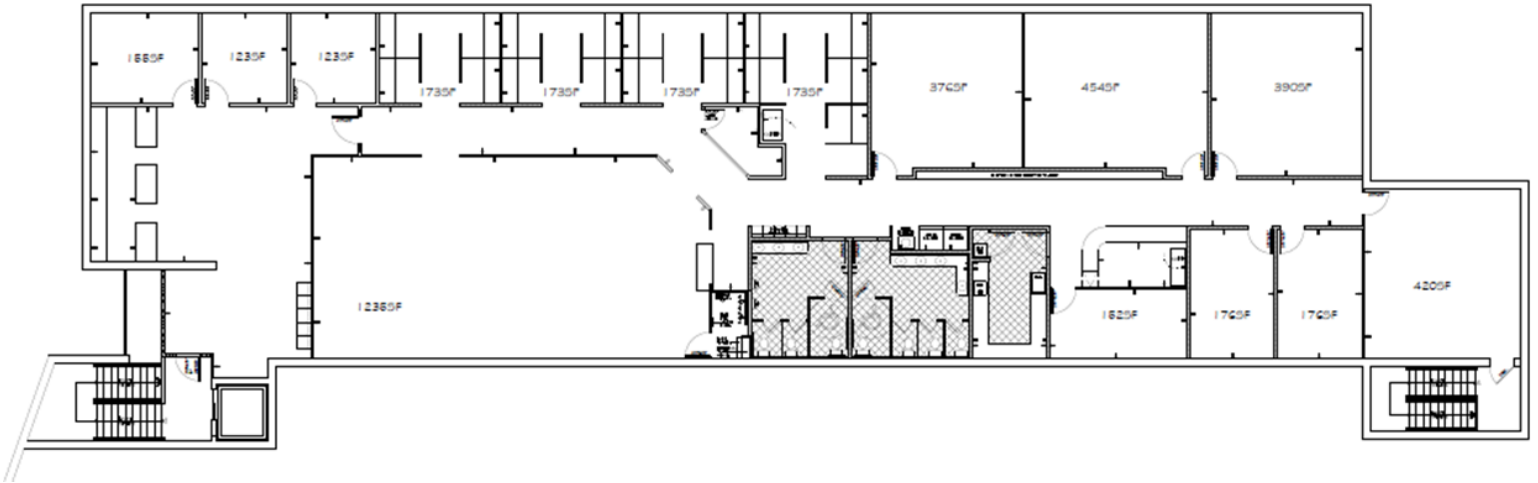
±16,500 SF TOTAL
±13,000 SF Warehouse
±3,500 SF Office



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**±8,800 SF TOTAL
Office**



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LOCATION

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