

# **+/-85,000 SF For Lease | +/-133,000 SF For Sale** **3775 Park Avenue, Edison, NJ**

**For Sale**  
**\$235PSF**

**For Lease**  
**\$14.75 PSF**



**3.5 Miles to Exit 10 | NJ Turnpike**  
**6 Miles to Outerbridge Crossing**  
Modern Distribution Space | Rail Possible

**Contact Exclusive Broker:**

**Steve Bussel, President, SIOR | 908.507.4103 | 33brcorp@gmail.com**

**Jeff Goldfinger, Vice President | 908.405.7447 | jgoldfinger@bussel.com**

**Bussel Realty Corp. | 2 Ethel Road, Suite 202A, Edison, NJ 08817 | 732.287.3777 | bussel.com**



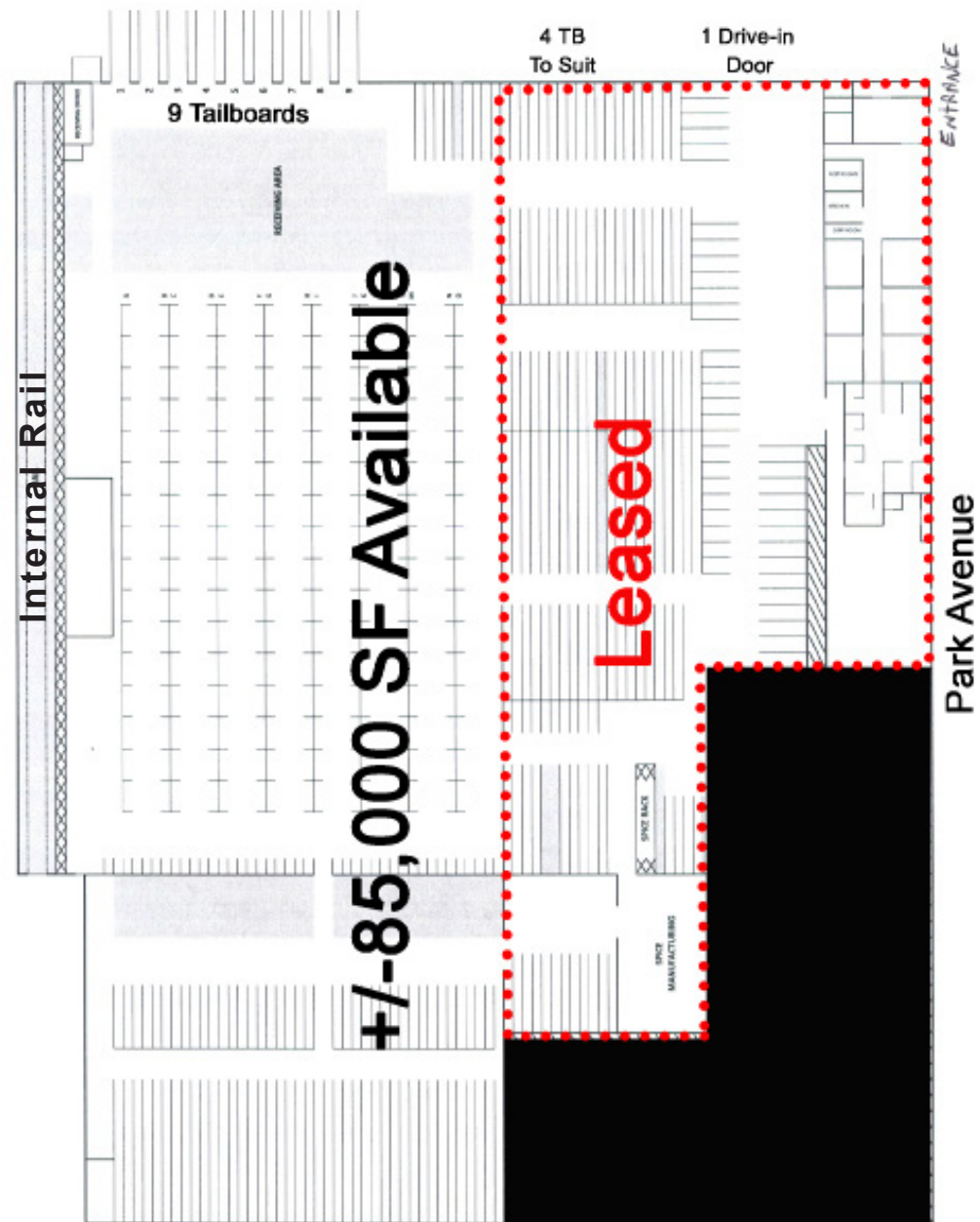
# +/-85,000 SF For Lease | +/-133,000 SF For Sale

## 3775 Park Avenue, Edison, NJ

### Specifications

○ Racking Available
○ Offices to Suit
○ 9 Tailboards
○ Rail Possible
○ 24' Clear Ceiling Heights
○ 30' X 40' Column Spacing
○ Wet Sprinkler
○ Gas Heat
○ Ample Parking
○ WIFI in Warehouse
○ Built +/-1970
○ Available 60 Days

### Floor Plan



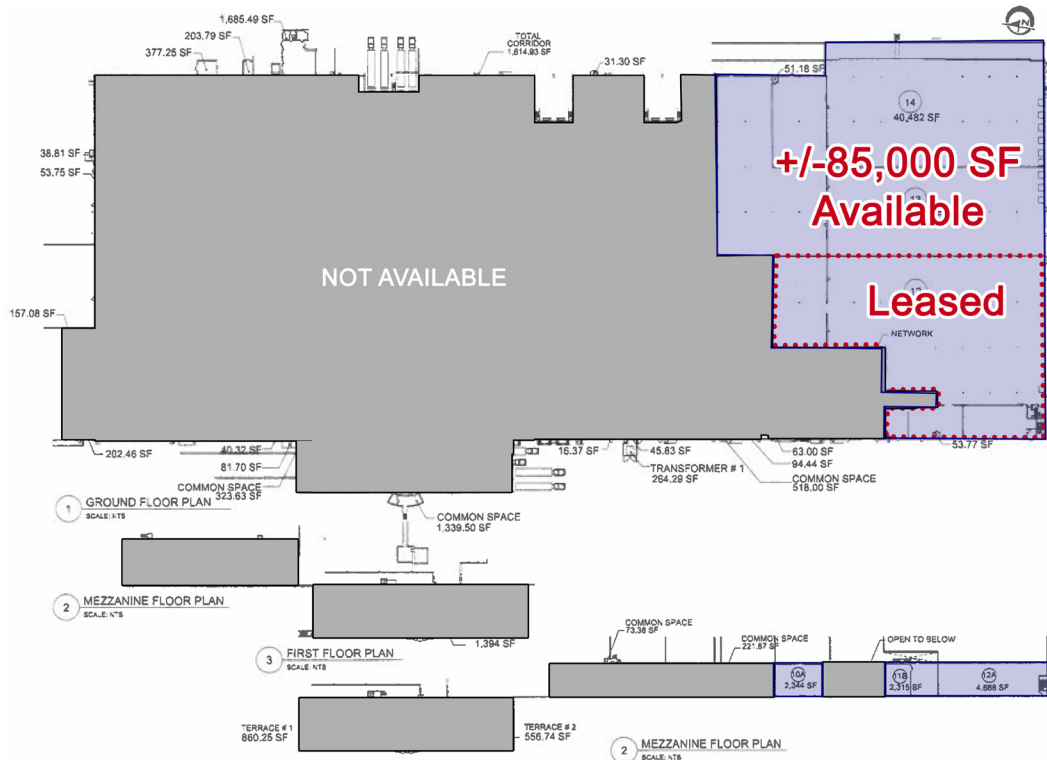
### Location

» Near Exit 10 of the New Jersey Turnpike
» Near I-287, NJ Turnpike, Routes 1-9, 440, & Garden State Parkway
» In Close Proximity to Outerbridge Crossing to Staten Island & Brooklyn

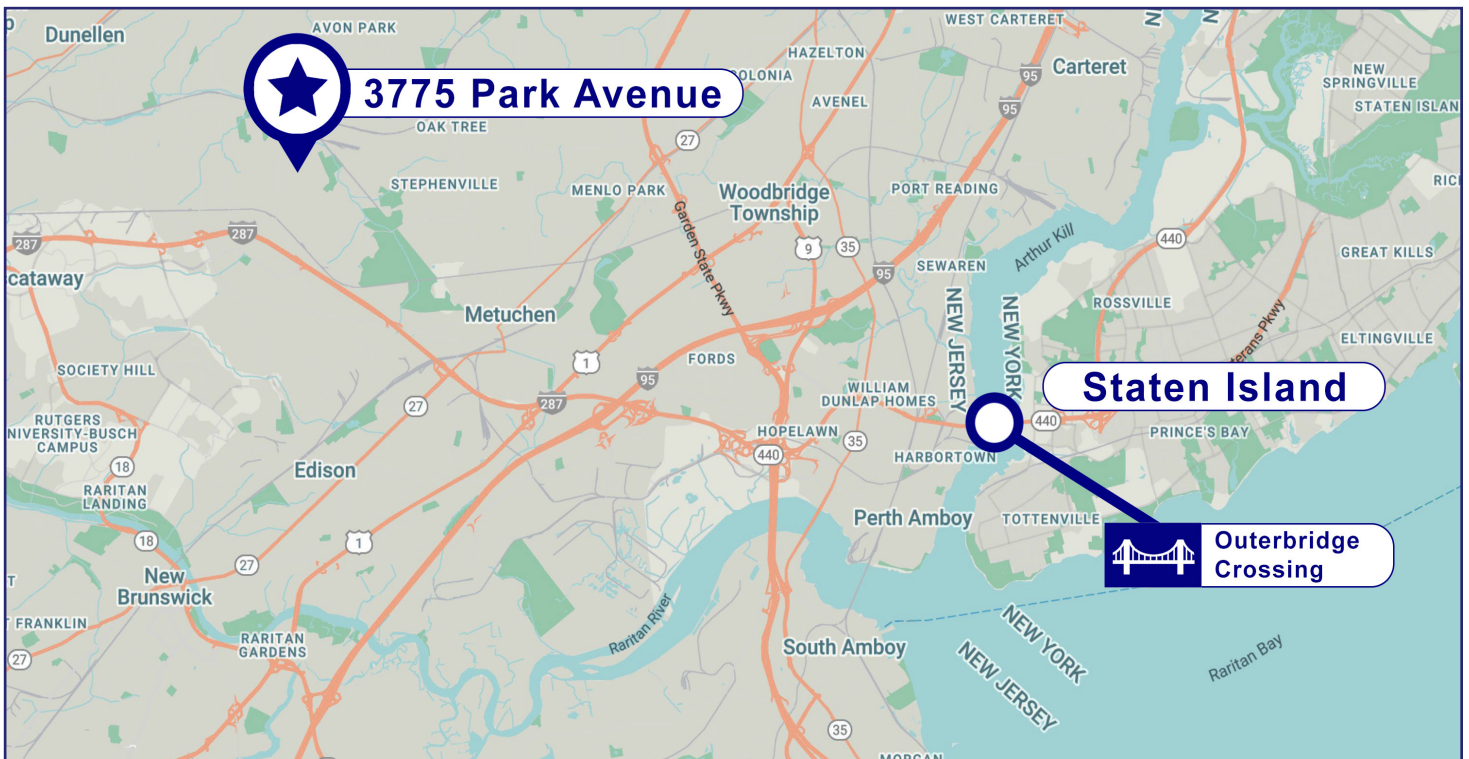
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### Building Plan Showing Individually Owned Units



### Location Map





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