## 40 Brunswick Ave, Edison NJ Tenant Roster and Rent Roll 2026 - Lease Term and Expirations

| Suite # | Office sf | | Yard sf | Tenant | 2026 annual rent gross | Price Per Sq Ft 2026 | Monthly Rent | Current lease Start | Current lease Expiration | Current lease Term | Lease Origination | Annual Percentage Increase |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | 875 sf | | | Realtech Services LLC | $ 17,552.00 | $ 20.06 | $ 1,462.67 | 5/1/2022 | 4/31/2027 | 5 yrs | 2022 | 3% |
| 101 | 1075 sf | | | Unity Healthcare LLC | $ 21,729.00 | $ 20.21 | $ 1,810.75 | 8/1/2025 | 7/31/2028 | 3 yr | 2022 | 2.5% |
| 101B | 1100 sf | 6565 sf | | Stanley Steamer/SSI | $ 176,295.00 | $ 23.00 | $ 14,691.25 | 1/1/2026 | 12/31/2031 | 6 yrs | 2003 | 4% |
| Yard space | | | 2655 sf | Stanley Steamer Yard Space | $ 16,872.00 | $ 6.35 | $ 1,406.00 | 1/1/2026 | 12/31/2031 | 6yrs | 2022 | 4% |
| 102 | 2200 sf | | | Music Forever LLC | $ 46,240.68 | $ 21.02 | $ 3,853.39 | 5/1/2023 | 4/30/2031 | 5 yrs | 2016 | 2% |
| 102B | | 6600 sf | | GA Flooring **(lease ended 8-31-2026)** | $ 102,695.12 | $ 23.34 | $ - | 9/1/2023 | 8/31/2026 | 5 yrs | 2023 | 3% |
| 102B | | 6600 sf | | California Truck Parts**(new 5 yr lease)** | $ 49,060.00 | $ 22.30 | $ 12,265.00 | 8/15/2026 | 9/14/2031 | 5 yrs | 2026 | 4% |
| 103 | 570 sf | 4156 sf | | Galaxy Tile LLC | $ 108,698.00 | $ 23.00 | $ 9,058.17 | 5/15/2026 | 5/14/2029 | 3yrs | 2003 | 3% |
| | | | | Galaxy Tile LLC Electric charge | $ 14,400.00 | $ 3.05 | $ 1,200.00 | 5/15/2024 | 5/14/2029 | 3 yrs | 2003 | N/A |
| 103B | 3600 sf | | | NCR Corporation | $ 82,863.17 | $ 23.02 | $ 6,905.26 | 8/1/2025 | 7/31/2028 | 3 yrs | 2017 | 3% |
| | | | | NCR Corporation Janitorial charge | $ 11,520.00 | $ 3.20 | $ 960.00 | 8/1/2020 | 7/31/2028 | 2 yrs | 2017 | N/A |
| 104/100B | 1900 sf | 2200 sf | | Cell Revolution | $ 90,896.00 | $ 22.17 | $ 7,574.67 | 2/1/2020 | 4/31/2028 | 5 yrs | 2023 | 3% |
| 104B | 340 sf | 4870 sf | | Pandora Toys and Novelties | $ 108,810.00 | $ 20.88 | $ 9,067.50 | 10/1/2025 | 9/30/2030 | 5 yrs | 2025 | 3% |
| 105 | 4220 sf | | | Webway 360 Inc | $ 36,925.02 | $ 8.75 | $ 3,077.09 | 10/1/2025 | 9/30/2030 | 5 yrs | 2025 | 4% |
| 105B | 756 sf | 6700 sf | | Powermaster Suspension Corp | $ 151,747.95 | $ 20.35 | $ 12,645.66 | 2/1/2024 | 1/31/2030 | 6 yrs | 2024 | 7% |
| 200 | 1185 sf | | | Virtue America LLC | $ 20,441.00 | $ 17.25 | $ 1,703.42 | 5/1/2026 | 4/30/2031 | 5 yrs | 2026 | 4% |
| 201 | 1032 sf | | | Atlas Concrete Corp | $ 30,384.00 | $ 29.44 | $ 2,532.00 | 5/1/2026 | 4/30/2027 | 1 yr | 2010 | 3% |
| 201B | 1900 sf | | | United Consulting Hub | $ 32,775.00 | $ 17.25 | $ 2,731.25 | 4/15/2026 | 4/14/2031 | 5 yrs | 2026 | 4% |
| 202 | 1113 sf | 507 sf | | BJ Mcglone Inc | $ 24,404.01 | $ 14.42 | $ 2,033.67 | 4/1/2025 | 3/28/2028 | 3yrs | 2023 | 3% |
| 203 | 870 sf | | | JM Information Systems, LLC | $ 17,964.00 | $ 20.65 | $ 1,497.00 | 7/1/2026 | 6/31/2028 | 2 yrs | 2019 | 4% |
| 204 | 892 sf | | | BrightBird Technologies | $ 17,374.64 | $ 19.48 | $ 1,447.89 | 9/15/2023 | 9/14/2028 | 5 yrs | 2019 | 3% |
| 205 | 870 sf | | | VYSoft Solutions | $ 17,524.00 | $ 20.14 | $ 1,460.33 | 2/1/2025 | 1/31/2028 | 2 yrs | 2023 | 4% |
| 206 | 1399 sf | | | Pharmaline Technologies | $ 24,251.48 | $ 17.33 | $ 2,020.96 | 5/1/2024 | 4/30/2029 | 5 yrs | 2024 | 3% |
| 207 | 1053 sf | | | Magnum Cargo LLC | $ 23,474.20 | $ 22.29 | $ 1,956.18 | 11/1/2020 | 10/31/2021 | 1 yr | 2015 | N/A |
| 210 | 3460 sf | | | DrazCollects LLC | $ 52,100.04 | $ 15.06 | $ 4,341.67 | 5/1/2025 | 4/30/2028 | 3 yrs | 2024 | 6% |
| Yard only | | | 11640 sf | Landscape Design Strategies 11,640 of **yard space only** | $ 41,255.68 | $ 3.54 | $ 3,437.97 | 5/1/2023 | 4/30/2028 | 5 yrs | 2015 | 3% |
| Yard only | | | 7000 sf | Precison Fence Co. Yard Space | $ 37,440.00 | $ 5.35 | $3,120 | 4/1/2025 | 3/30/2029 | 3 yr | 2025 | 4% |
| **Totals** | **30410 sf** | **31598 sf** | | | | | | | | | | |
| **Total BLDG** | | | **21295 sf** | **Gross Rent Annual/Monthly** | **$ 1,375,691.99** | | **$ 114,259.74** | | | | | |

*Magnum Cargo suite 207 is currently month to month*

*Webway 360 is getting free net rent for 1st yr starting 10/1/2025 to 9/30/2026 at 10/1/2026 annual rent increase from $23,210 to $78,070*

*Tenant Rollover GA Flooring lease expired 8-31-2026 California Truck Parts starts 9/15/2026 new 5 yr lease*

*Total Building expenses for 2025 are $334,086.*

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