



FOR LEASE

51,840 SF

- 45,213 SF Warehouse
- 6,627 SF Office
- 6 Loading Docks
- 1 Drive In
- 22' Clear Height
- 34 Car Parking
- 48'-0" x 48'-0" Column Spacing
- 120' Truck Court Depth
- Wet Sprinkler System
- 13,902 SF Cooler Available
- 400 Amps Electric



6 LOADING DOCKS



22' CLEAR HEIGHT



34 CAR PARKING SPACES



120' TRUCK COURT DEPTH



LOCATION. QUALITY. VALUE.

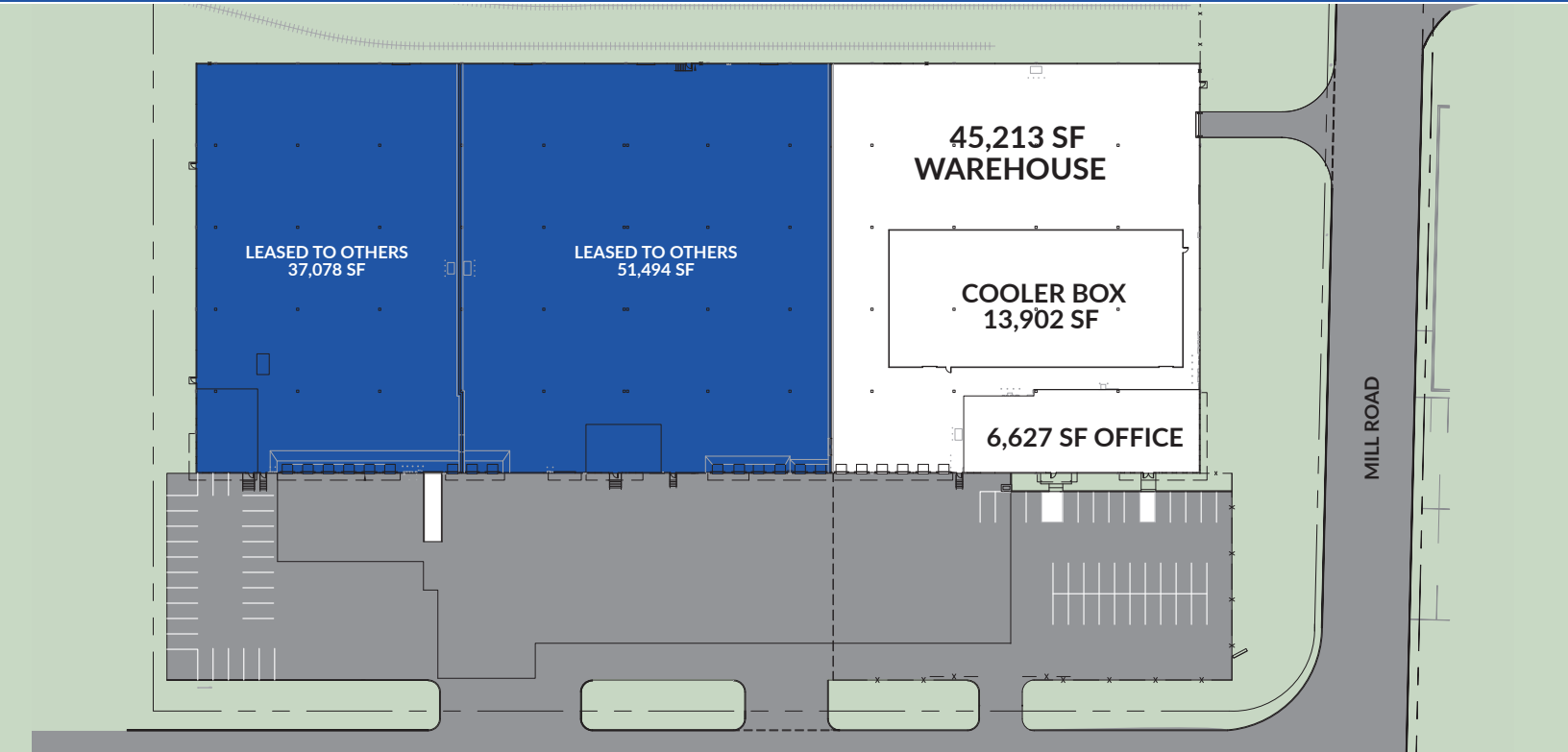
FOR MORE INFORMATION PLEASE SCAN THE QR CODE, OR
VISIT US AT WWW.HELLERPARK.COM





10 EXECUTIVE AVE
EDISON, NEW JERSEY

MASTER SITE PLAN

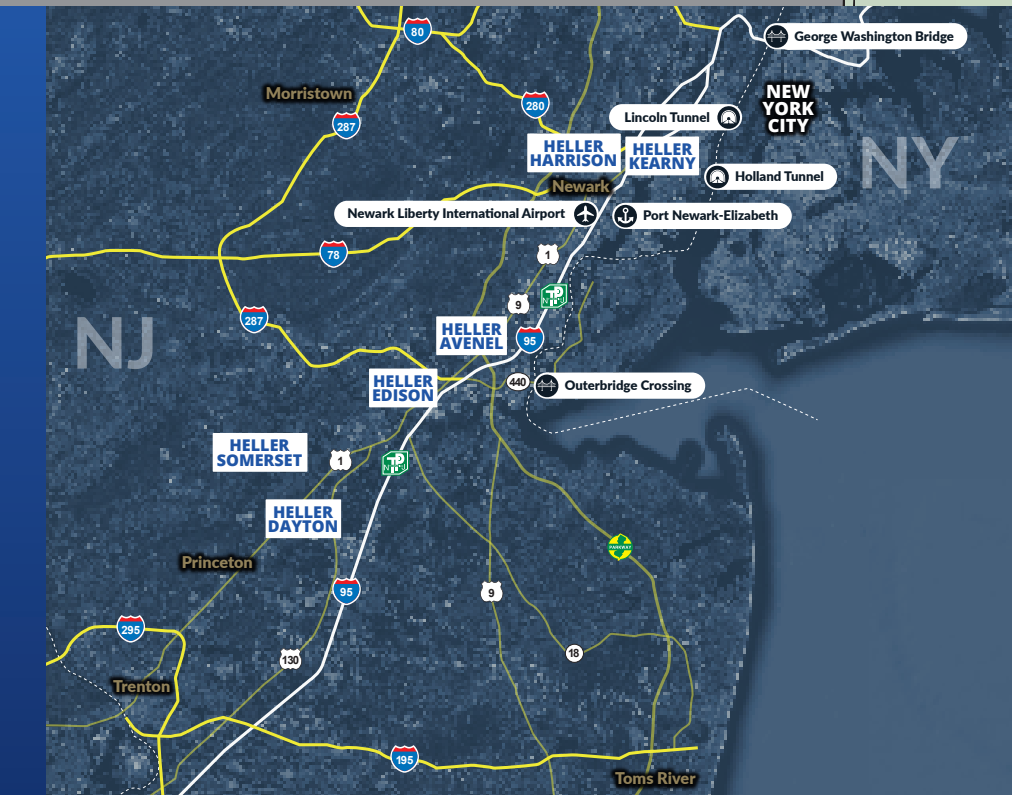


PRIME LOCATION

The site is in close proximity to I-95 NJ Turnpike, I-287, Route 1, Route 440, Route 27, Route 18 and Garden State Parkway.

KEY DISTANCES

Exit 10 NJ Turnpike	+/- 4 Miles
Port Newark-Elizabeth	+/- 20 Miles
Newark Liberty International Airport	+/- 20 Miles
Outerbridge Crossing	+/- 10 Miles
Holland Tunnel	+/- 30 Miles
Lincoln Tunnel	+/- 30 Miles
George Washington Bridge	+/- 40 Miles



Ryan M. Buerkle
Vice President - Leasing
rbuerkle@hellerpark.com
c 908.304.4348
o 848.244.2704