

WAREHOUSE AVAILABLE FOR SUBLEASE

19,712 - 69,304 SF
DIVISIBLE WITH YARD SPACE

7 PARKWAY
PLACE

49,592 SF

19,712 SF

.4 ACRE YARD

12 PARKWAY
PLACE

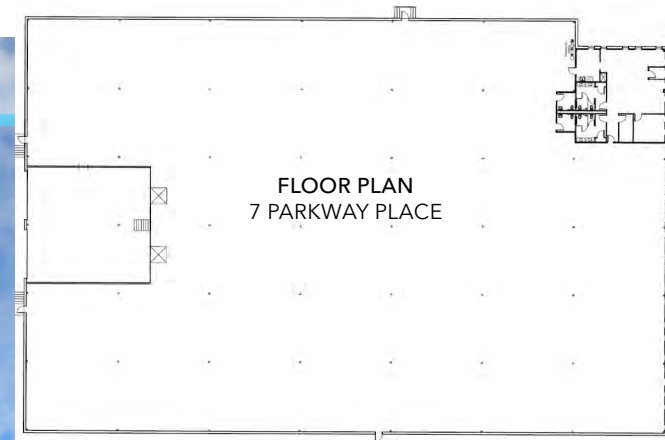
EDISON, NEW JERSEY 08837

7 PARKWAY PLACE



49,592 SF

TOTAL BUILDING SIZE	49,592 SF
OFFICE SF	1,804 SF
WAREHOUSE SF	47,788 SF
CEILING HEIGHT	21'
INTERIOR LOADING DOCKS	4
COLUMN SPACING	39'-4" X 29'-6"
NOTABLE FEATURE	New Roof Installed in 2020
SUBLEASE EXPIRATION	September 30, 2028
ASKING RATE	Please Call to Inquire
OPEX	\$3.46 PSF (Est.)

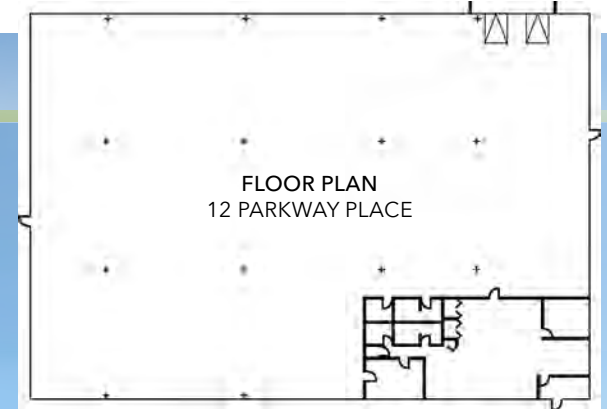


All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. Buyer acknowledges that Lee & Associates - WBE, LLC ("Broker") has not verified the information contained herein and does not make any representation about its accuracy. Buyer should confirm information contained in the Offering using its own sources. No liability of any kind is to be imposed on Broker herein.

12 PARKWAY PLACE



19,712 SF



TOTAL BUILDING SIZE	19,712 SF
OFFICE SF	3,023 SF
WAREHOUSE SF	16,689 SF
CEILING HEIGHT	20' 3"
LOADING DOCKS	2
DRIVE-INS	1
COLUMN SPACING	40' X 30'
SUBLEASE EXPIRATION	February 28, 2029
ASKING RATE	Please Call to Inquire
OPEX	\$3.46 PSF (Est.)



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. Buyer acknowledges that Lee & Associates - WBE, LLC ("Broker") has not verified the information contained herein and does not make any representation about its accuracy. Buyer should confirm information contained in the Offering using its own sources. No liability of any kind is to be imposed on Broker herein.

16 PARKWAY PLACE



.4 ACRES

IDEAL TRAILER STORAGE



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. Buyer acknowledges that Lee & Associates - WBE, LLC ("Broker") has not verified the information contained herein and does not make any representation about its accuracy. Buyer should confirm information contained in the Offering using its own sources. No liability of any kind is to be imposed on Broker herein.

611 River Drive, 4th Floor, Elmwood Park, NJ 07407 | 973.337.1144 | lee-associates.com/wbe

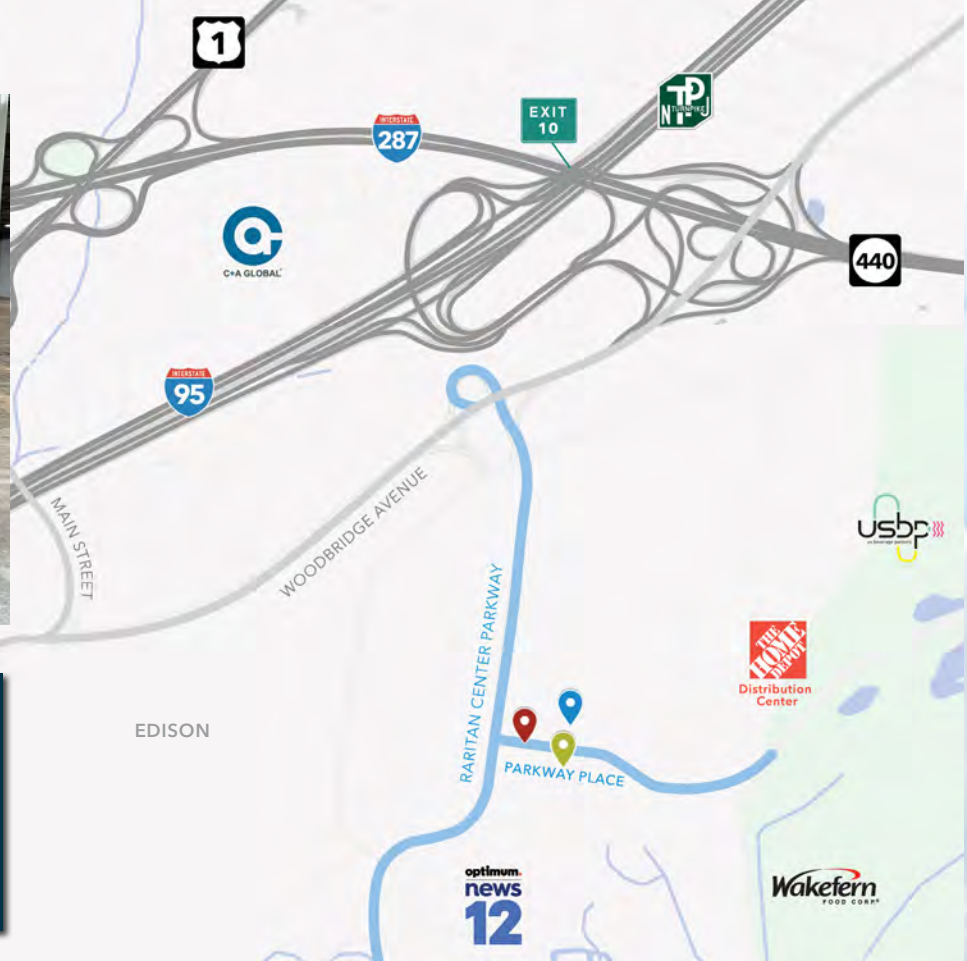




FRONT FOYER



WAREHOUSE SPACE



LOCATION OVERVIEW

Direct access to:

- NJ Turnpike
- Garden State Parkway
- Route 440
- Route 1 & 9

EWR Airport: 17 miles | 20 min

Port Newark: 24 miles | 35 min

*Immediately adjacent to Exit 10
of the New Jersey Turnpike (I-95)*



FOR MORE INFORMATION, CONTACT EXCLUSIVE BROKERS:

Rick Marchisio
rick.marchisio@lee-associates.com
908.930.7306

Drew Maffey, SIOR
drew.maffey@lee-associates.com
908.217.9746

Joe Komitor
jkomitor@lee-associates.com
347.684.4300

Will Ziegler
wziegler@lee-associates.com
908.210.6476

Matt Esposito
mesposito@lee-associates.com
973.294.4920

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. Buyer acknowledges that Lee & Associates - WBE, LLC ("Broker") has not verified the information contained herein and does not make any representation about its accuracy. Buyer should confirm information contained in the Offering using its own sources. No liability of any kind is to be imposed on Broker herein.