

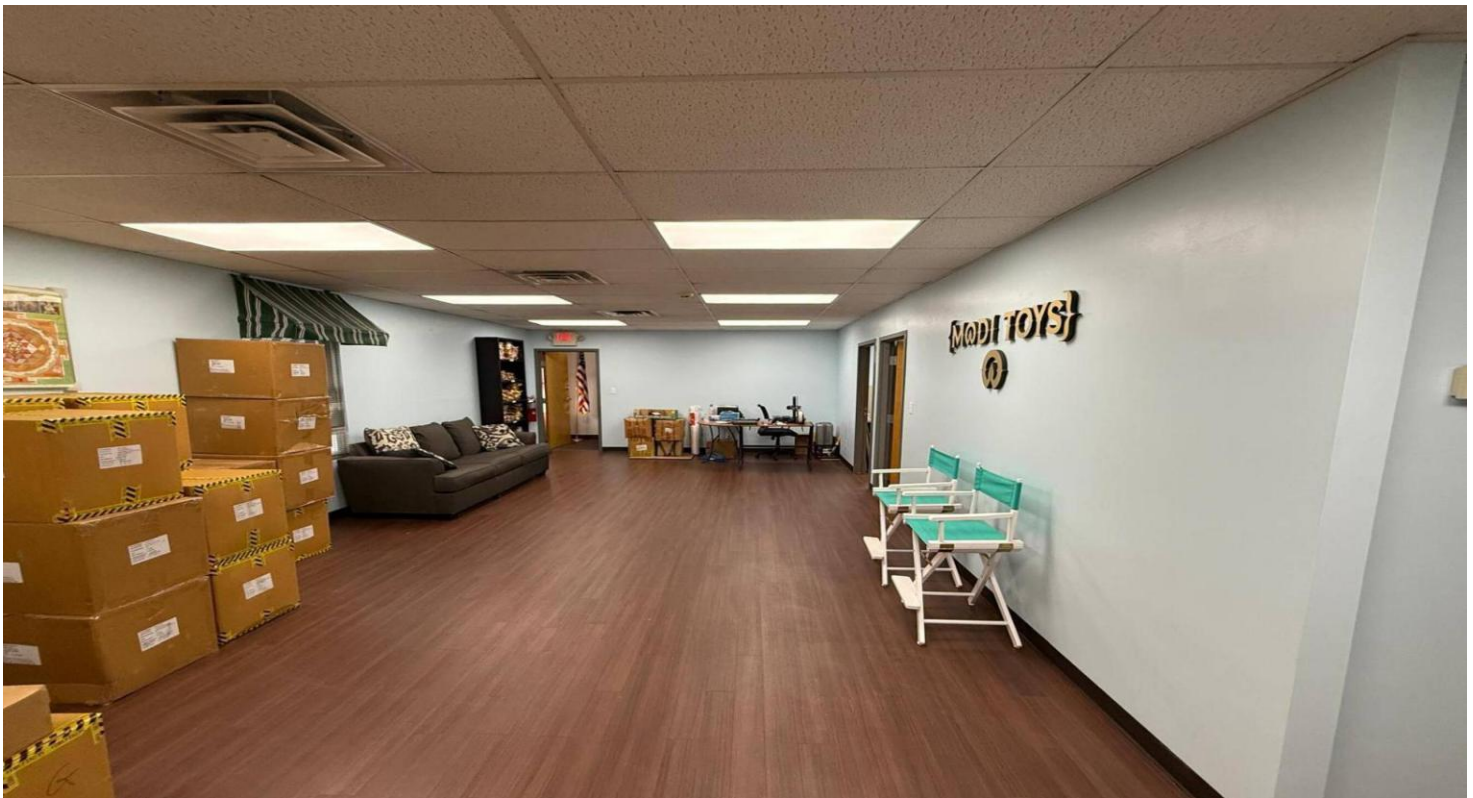
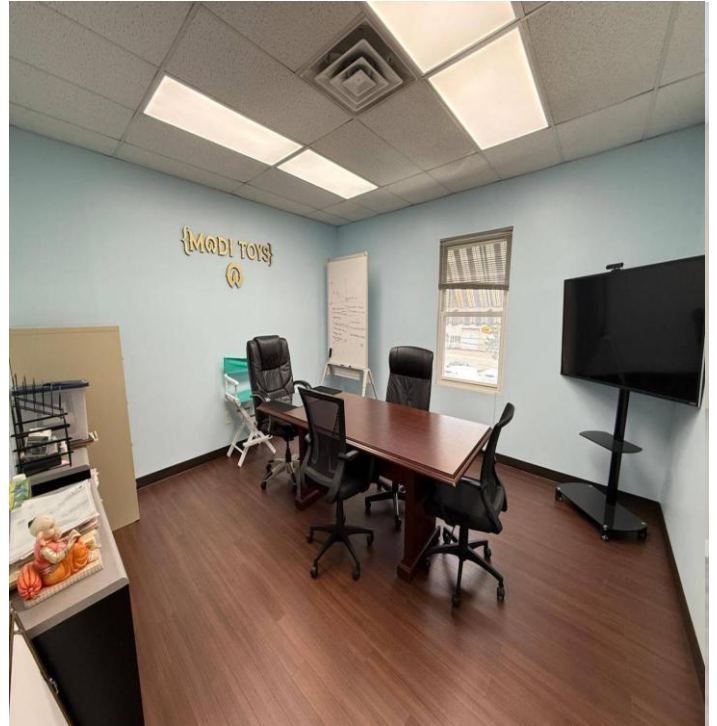
**Specifications**

- ±4,500 SF BUILDING SIZE
- ±2,500 SF OFFICE
- 1 LOADING DOCKS
- ±2,000 SF STORAGE
- 1 Full Private BATHROOMS
- 5 Parking Spaces PARKING
- ±0.13 AC (Block 730, Lot 31.01) LOT SIZE
- \$10,649.92 TAXES (2025)
- Prime Edison Location
- Includes Full Basement, Garage and Driveway for Storage
- Close Proximity to Edison Train Station, I-287, Route 1, Garden State Parkway and NJ Turnpike
- COMMENTS

For additional property information or to arrange a viewing, please contact the exclusive broker:

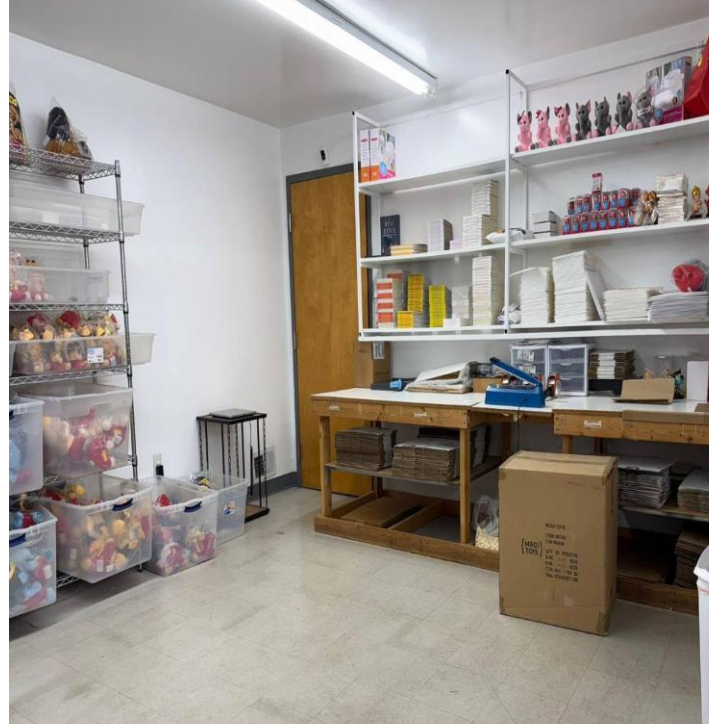
Alex Dombrowski  
 Associate  
 973.379.6644 x 229  
 ADombrowski@blauberg.com

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.



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FOR LEASE | 13 CORAL STREET | EDISON, NJ

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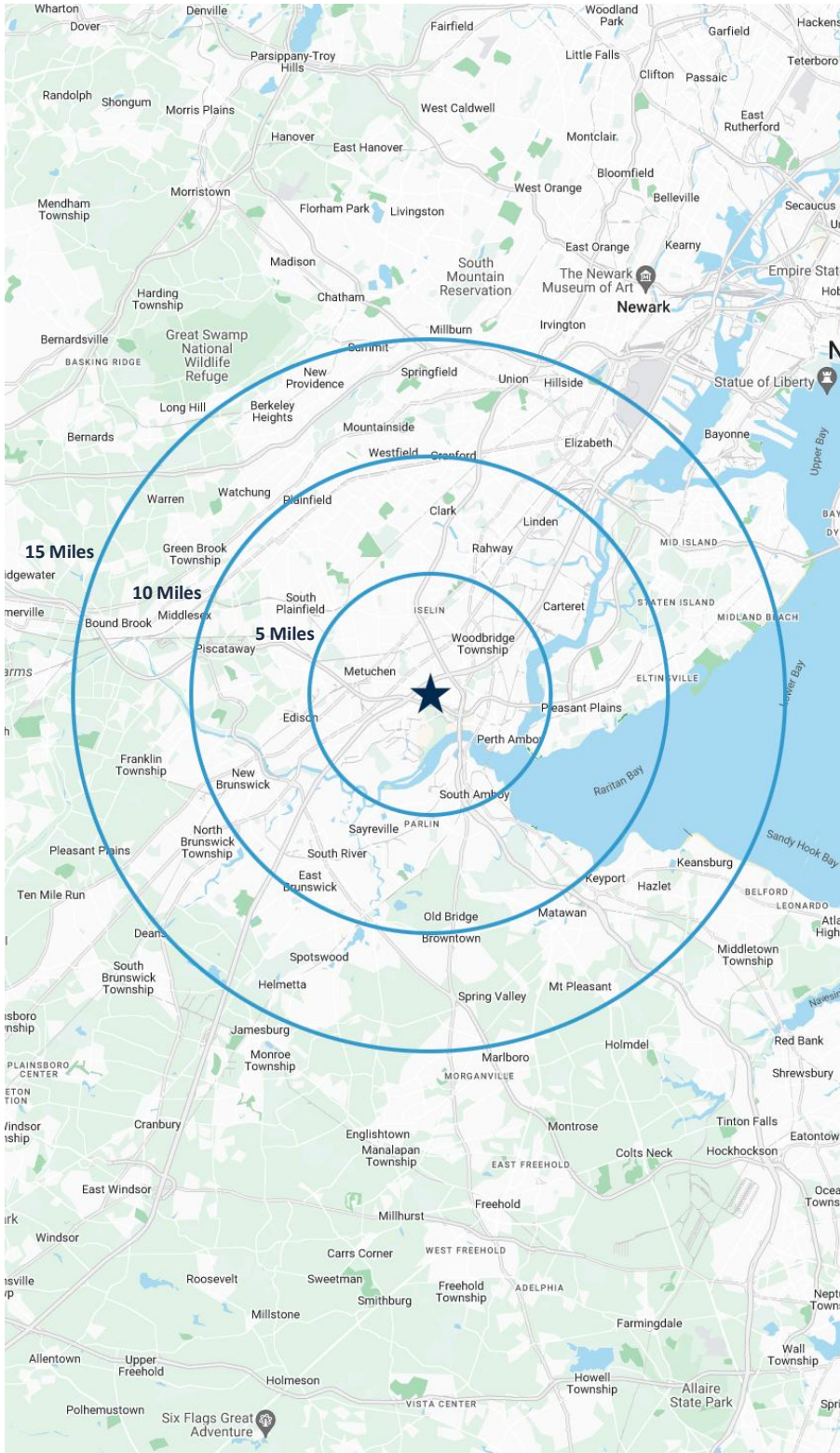


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### 5 MILES

- Total Population: 330,935
- Households: 115,735
- Median Household Income: \$120,665
- Average Household Size: 2.8
- Transportation to Work: 171,080
- Labor Force: 267,138

### 10 MILES

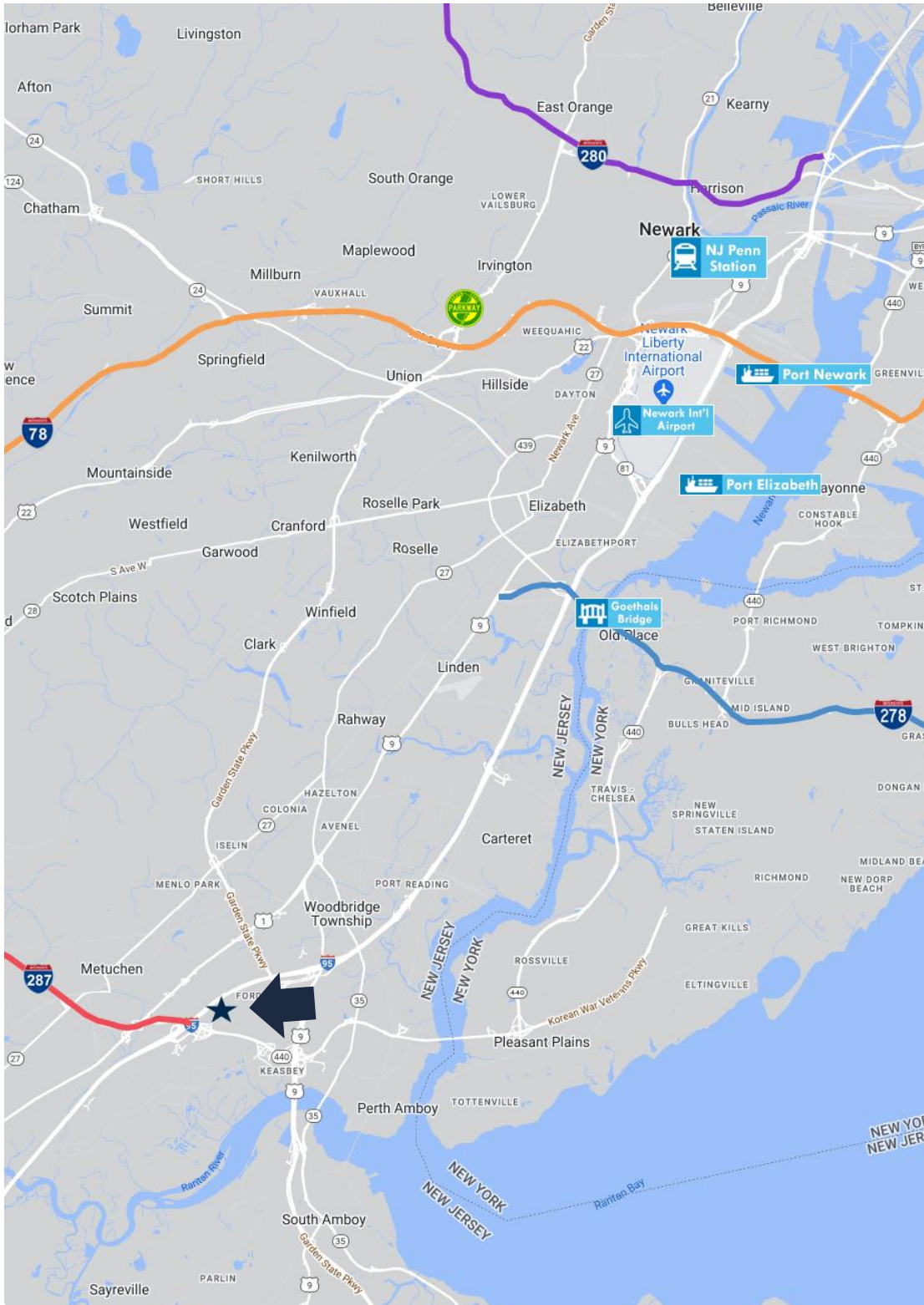
- Total Population: 1.25M
- Households: 438,727
- Median Household Income: \$120,810
- Average Household Size: 2.8
- Transportation to Work: 650,438
- Labor Force: 1.01M

### 15 MILES







- Total Population: 2.48M
- Households: 874,884
- Median Household Income: \$121,170
- Average Household Size: 2.8
- Transportation to Work: 1.27M
- Labor Force: 2.01M

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**ACCESSIBILITY**

- 
0.7 MI  
I-287
- 
0.7 MI  
Route 440
- 
1.2 MI  
I-95
- 
1.9 MI  
Route 1 & 9
- 
2.0 MI  
GSP
- 
14.4 MI  
Goethals Bridge

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