

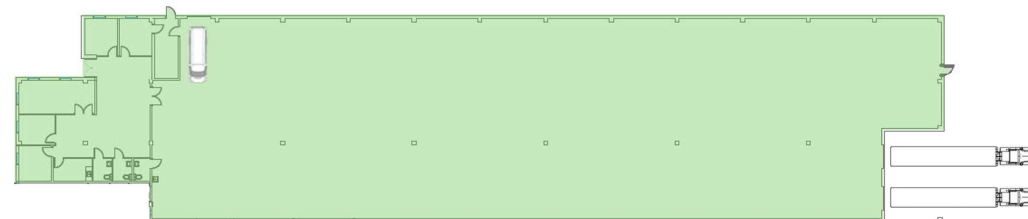


## AVAILABILITY DETAILS

<b>Total Unit Size SF</b>	<b>±19,800</b>
<b>Warehouse SF</b>	<b>±17,800</b>
<b>Office</b>	<b>±2,000</b>
<b>Ceiling Height ±</b>	<b>24'</b>
<b>Loading Docks</b>	<b>2</b>
<b>Drive-in Doors</b>	<b>1</b>
<b>Power</b>	<b>200 Amps @ 277/480V 3 Phase</b>
<b>Sprinkler</b>	<b>WET</b>

## AVAILABILITY SUMMARY

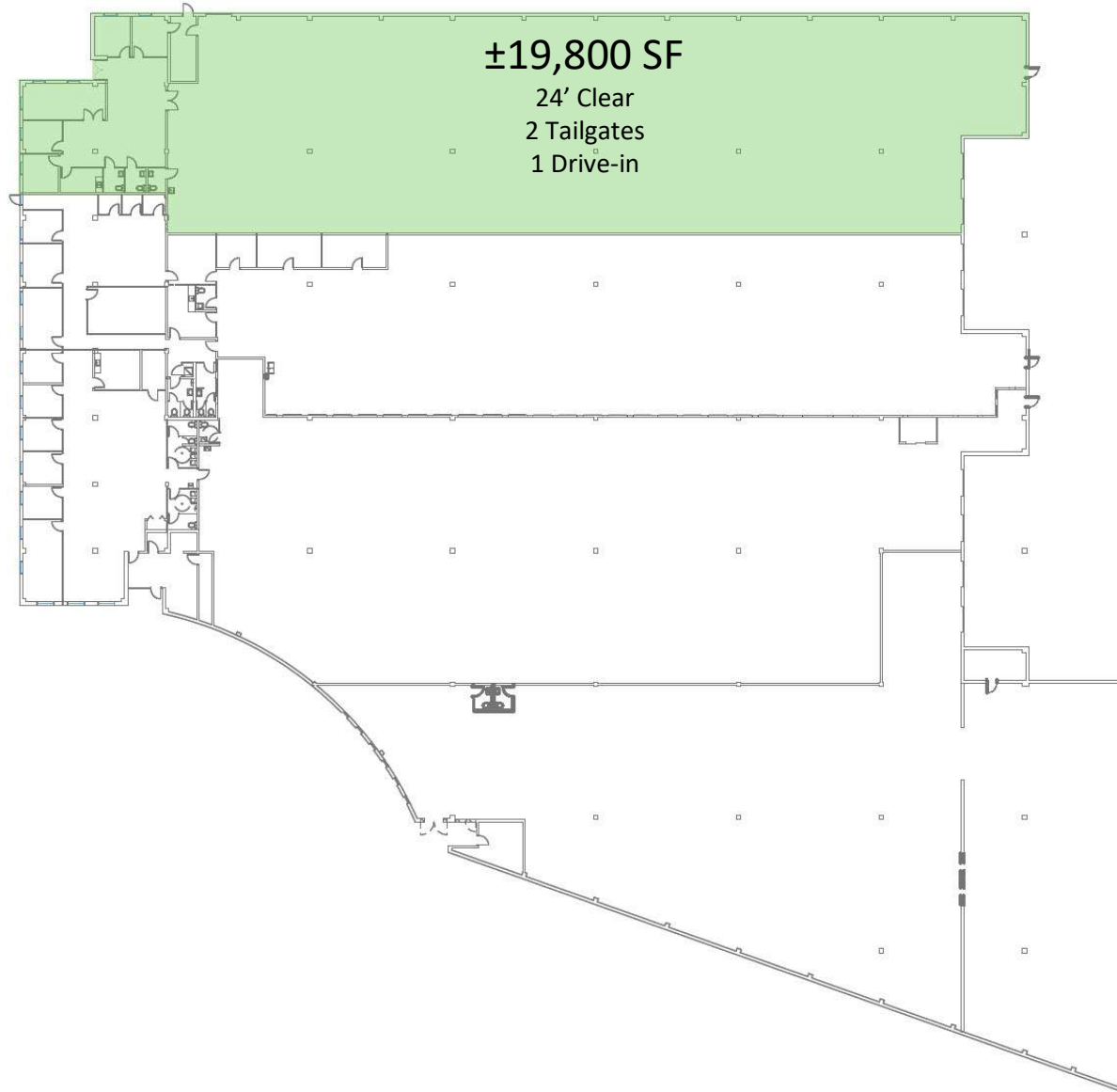
Industrial Unit available in prime Raritan Center, Edison location featuring 24' foot clear ceiling height, 2 loading docks, 1 drive-in door, and well-appointed office space. This prime location with is suitable for distribution, assembly, manufacturing and various other industrial applications.



# 300 McGaw Drive

Edison, NJ 08837

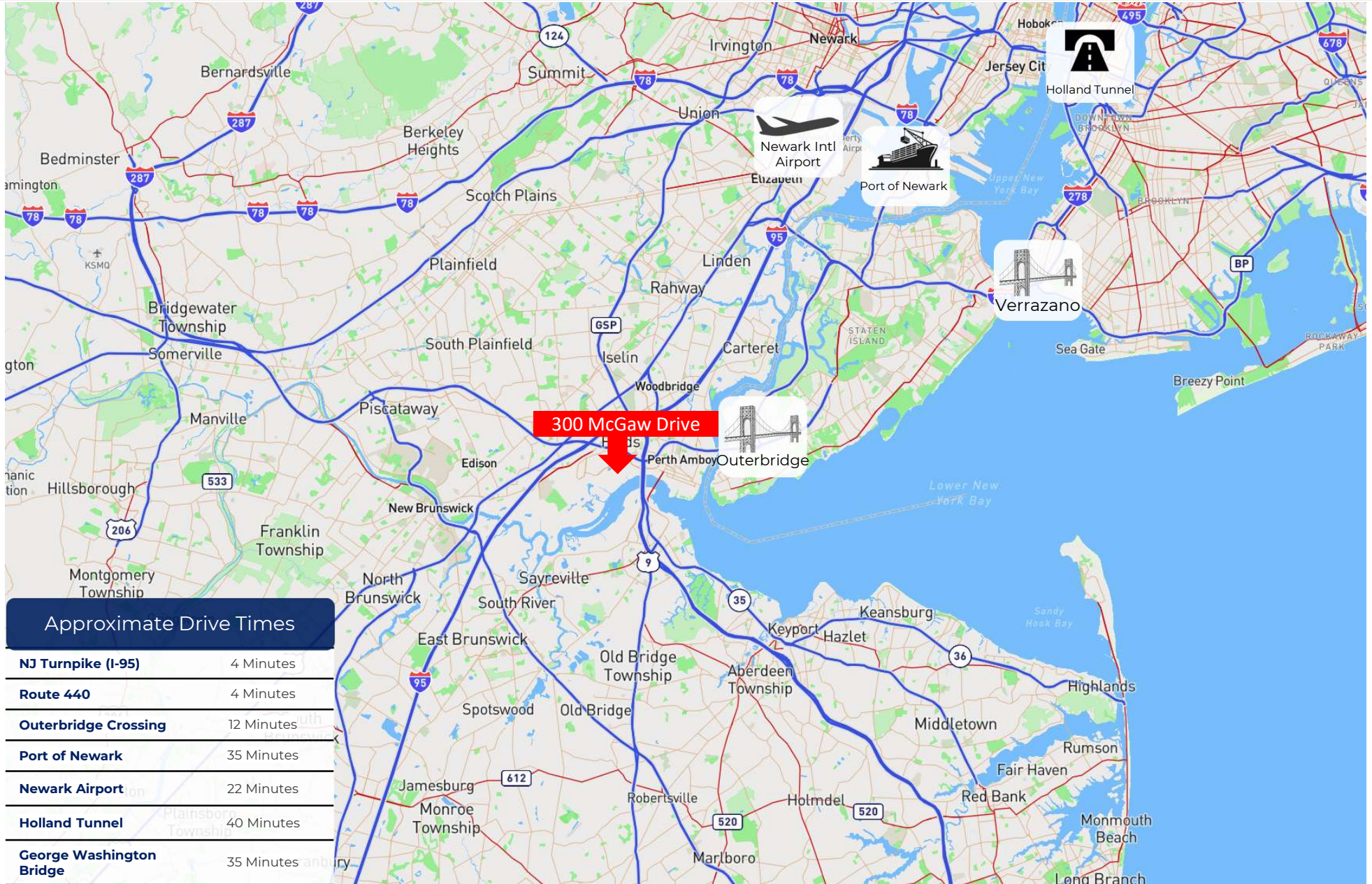
**FOR LEASE**  
INDUSTRIAL | FLEX



# 300 McGaw Drive

Edison, NJ 08837

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Approximate Drive Times	
<b>NJ Turnpike (I-95)</b>	4 Minutes
<b>Route 440</b>	4 Minutes
<b>Outerbridge Crossing</b>	12 Minutes
<b>Port of Newark</b>	35 Minutes
<b>Newark Airport</b>	22 Minutes
<b>Holland Tunnel</b>	40 Minutes
<b>George Washington Bridge</b>	35 Minutes

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