

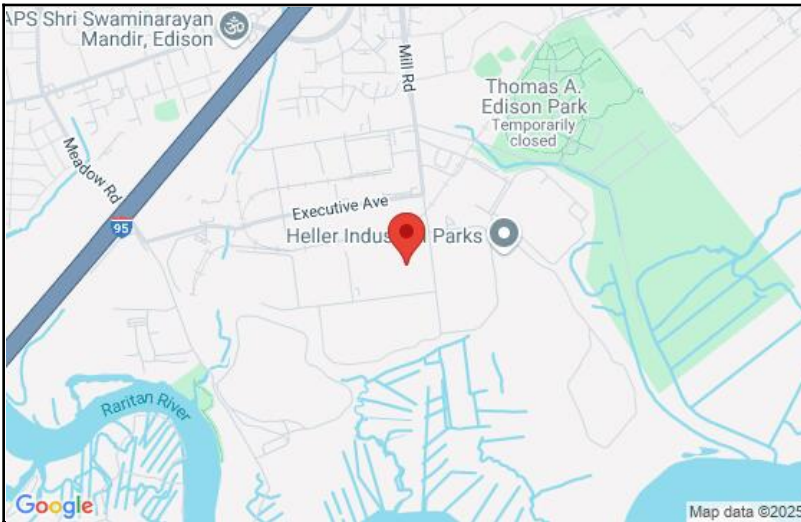


Building Specifications

Available for Lease:

45,026 SF

240 Mill Road, Edison NJ



Total Lease Area: 45,026 SF

Occupancy: 60 Days

Warehouse Area: 40,873 SF

Office Area: 4,035 SF

Clear Height: 32'

Column Spacing: 42' x 42'

**Loading Doors:
(4) 8'0" x 9'0"**

Lighting: High-Bay

Electrical: 200 Amps 460/480 Volt 3 Phase

Sprinkler Design Density: .45 gpm / 2,000 SF

ESTIMATED EXPENSES

R.E. Taxes: \$1.23 PSF

Insurance: \$0.32 PSF

2024 CAM: \$0.12 PSF

TOTAL ESTIMATED EXPENSES: \$1.67 PSF

Special Features

- Great Corner Unit
- Dock Levelers
- Dock Lights
- Tilt-up Concrete Construction
- Pallet Racks for Sale!



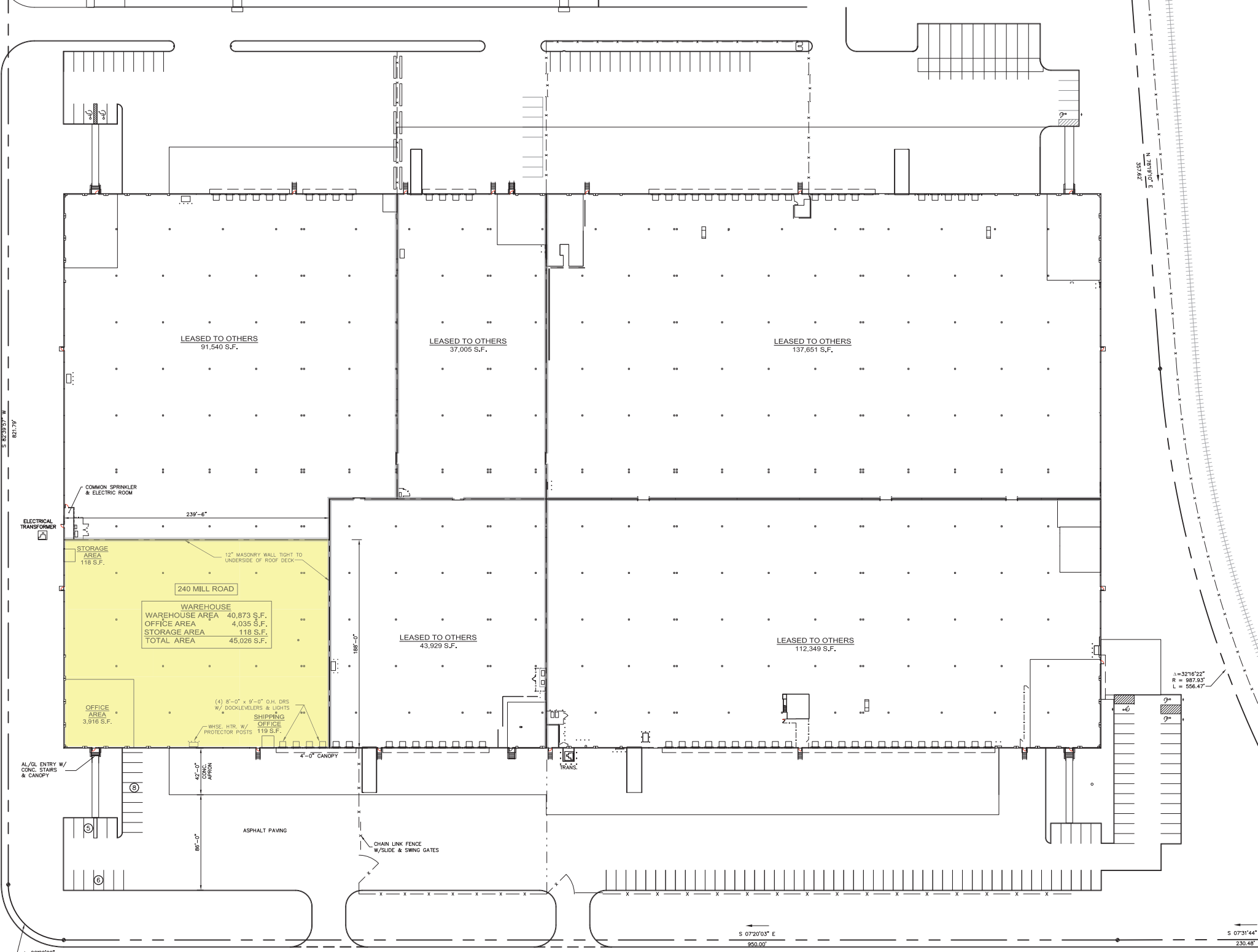
02/10/2025

Properties shown by appointment only.

The information contained herein has not been verified, and no guarantee, warranty or representation is implied. Any projections, opinions, assumptions, or estimates shown are for example only and do not represent the current or future performance of the property herein.

www.hellerpark.com

Heller Industrial Parks, Inc.
205 Mill Road, Edison NJ 08837
732-287-4880



MILL ROAD

Δ=90°00'00"
R = 50.00'
L = 78.54'

S 07°20'03" E
950.00'

S 07°31'44" E
230.48'

Δ=32°16'22"
R = 987.93'
L = 556.47'

WAREHOUSE
WAREHOUSE AREA 40,873 S.F.
OFFICE AREA 4,035 S.F.
STORAGE AREA 118 S.F.
TOTAL AREA 45,026 S.F.

LEASED TO OTHERS
91,540 S.F.

LEASED TO OTHERS
37,006 S.F.

LEASED TO OTHERS
137,661 S.F.

LEASED TO OTHERS
43,929 S.F.

LEASED TO OTHERS
112,349 S.F.

STORAGE
AREA
118 S.F.

OFFICE
AREA
3,916 S.F.

SHIPPING
OFFICE
119 S.F.

WHSE. HTR. W/
PROTECTOR POSTS

(4) 8'-0" x 9'-0" D.H. DRs
W/ DOCKLEVELERS & LIGHTS

12" MASONRY WALL TIGHT TO
UNDERSIDE OF ROOF DECK

240 MILL ROAD

239'-6"

108'-0"

4'-0" CONC.
APRON

88'-0"

ASPHALT PAVING

CHAIN LINK FENCE
W/ SLIDE & SWING GATES

TRANS.

ELECTRICAL
TRANSFORMER

COMMON SPRINKLER
& ELECTRIC ROOM

239'-6"
S 07°31'44" E
230.48'