



## Building Specifications

Available for Lease:

**83,458 SF**

18 Distribution Boulevard, Edison NJ



Fred Kurtz/David Paster  
732-287-4880

**Total Lease Area: 83,458 SF**

**Occupancy: Immediate**

**Warehouse Area: 79,132 SF**

**Office Area: 4,326 SF**

**Clear Height: 26'6"**

**Column Spacing: 38' x 36'**

**Loading Doors:**

**(11) 8'0" x 10'0"**

**(1) 8'8" x 10'0"**

**Drive-In Doors:**

**(1) 12' x 14'**

**Taxes: \$1.24 PSF**

**Insurance: \$0.32 PSF**

**Fireline: \$0.07 PSF**

**Lighting: Hi-Bay**

**Electrical: 600 Amps 460/480 Volt 3 Phase**

**Sprinkler Density: ESFR**

**Special Features**

- Tilt-up Construction
- Drive-in Ramp
- High Density Sprinkler

08/01/2024

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.

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