



## Building Specifications

Available for Lease:

**51,840 SF**

10 Executive Avenue, Edison NJ



Fred Kurtz / David Paster  
732-287-4880

**Total Lease Area: 51,840 SF**

**Occupancy: Immediate**

**Warehouse Area: 45,213 SF**

**Office Area: 6,627 SF**

**Clear Height: 22'**

**Column Spacing: 48'0" x 48'0"**

**Loading Doors:**  
**(6) 8'0" x 10'0"**

**Drive-In Doors:**  
**(1) 13'0" x 15'0"**

**Taxes: \$1.30 PSF**

**Insurance: \$0.32 PSF**

**Fireline: \$0.05 PSF**

**Roof Maintenance: \$0.10 PSF**

**Landscaping: \$0.06 PSF**

**Electrical: 400 Amps 460/480 Volt 3 Phase**

**Sprinkler Density: .26 gpm / 3,000 SF**

### Special Features

- 6 Dock Doors with Levelers
- Drive in Door with Ramp
- Tilt-up Concrete warehouse
- Corner Unit

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.

[www.hellerpark.com](http://www.hellerpark.com)

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