



Building Specifications

Available for Lease:

112,098 SF

60 Saw Mill Pond Road, Edison NJ



Fred or Dave
732-287-4880

Total Lease Area: 112,098 SF

Occupancy: 8/1/20

Warehouse Area: 108,544 SF

Office Area: 3,554 SF

Clear Height: 36'

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

Loading Doors:
(14) 8'6" x 9'8"

Drive-In Doors:
(1) 13'8" x 13'8"

Taxes: \$1.16 PSF

Insurance: \$0.17 PSF

Fireline: \$.03 PSF

Roof Maintenance: \$0.10 PSF

Landscaping: \$0.04 PSF

Electrical: 400 Amps 460/480 Volt 3 Phase

Sprinkler Design Density: ESFR

Special Features

- 36' Clear
- ESFR Fire Suppression System
- Tailgate-Height loading Docks
- Mechanical Dock Levelers
- Tilt-up Construction
- Drive-in Door with Ramp

05/26/2020

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

CONSOLIDATED RAIL CORP.

1480.23'

N 78°19'10" E

LEASED TO OTHERS
83,666 S.F.
60 SAW MILL POND ROAD

LEASED TO OTHERS
55,840 S.F.
78 SAW MILL POND ROAD

LEASED TO OTHERS
69,536 S.F.
70 SAW MILL POND ROAD

LEASED TO OTHERS
163,609 S.F.
80 SAW MILL POND ROAD

WAREHOUSE
WAREHOUSE AREA 108,544 S.F.
OFFICE AREA 3,554 S.F.
TOTAL BUILDING AREA 112,098 S.F.
60 SAW MILL POND ROAD

COMMON UTILITY & FIRE PUMP RM

OFFICE AREA
3,554 S.F.

12" MASONRY WALL TIGHT TO UNDERSIDE OF ROOF DECK

(2) 1'x7' EGRESS DRS W/ CONC. PAD

46'-0" TYP.

48'-0" TYP.

289'-3"

821.00'

821.00'

50' CONCRETE APRON

GAS METERS
TRAPS
W/ AIR LOCK
CONCRETE RAMP

WHSE HEATER & ELEC. PANELS W/ PROTECTOR POSTS

13'-8"x13'-8" OP'G W/ OH DRS & CONC. RAMP (FOR VEHICULAR USE ONLY)

8'-6"x1'-8" OP'G W/ OH DRS, DOCKLEVELERS, DOCKLIGHTS & CANOPY

(6) 8'-6"x9'-8" OP'G W/ OH DRS, DOCKLEVELERS, DOCKLIGHTS & CANOPY

(1) 8'-6"x9'-8" OP'G W/ OH DRS, DOCKLEVELERS, & DOCKLIGHTS

ELEC. PANELS & PHONE BOARD W/ PROTECTOR POSTS AND CHAIN LINK FENCE (TO BE REMOVED BY TENANT)

WHSE HEATER W/ PROTECTOR POSTS (TO BE REMOVED BY TENANT)

APPROX. LOCATION OF RACKS FOR FENCE (TO BE REMOVED BY TENANT)

* LOCATION OF OVERHEAD DOORS W/ SCREEN DOOR (TO BE REMOVED BY TENANT)

10'x40' PRE-CAST CONC. RAMP

STEEL MONO-POLE ELEC. TOWER

578.50'

578.50'

S 82°39'57" W

313.48'

SAW MILL POND ROAD

INLET

INLET

INLET

INLET

47

INLET

HYD.

INLET

HYD.

INLET

HYD.

INLET

EDC

HYD.

140'-0"

35'-0" 8

10

5

5

STORM
W/ MH
POLE

POLE

POLE

POLE

POLE

HYD.