




Building Specifications

Available for Lease:

55,296 SF

21 Executive Ave., Edison NJ



 David or Fred
732-287-4880

Total Lease Area: 55,296 SF

Occupancy: Immediate

Warehouse Area: 50,789 SF

Office Area: 4,507 SF

Clear Height: 24'

Column Spacing: 48' X 48'

**Loading Doors:
(8) 8'0" X 10'0"**

**Drive-In Doors:
(1) 12'0" X 14'0"**

Taxes: \$1.28 PSF

Insurance: \$0.32 PSF

Fireline: \$0.06 PSF

Lighting: NEW LED

Electrical: 800 Amps 460/480 Volt 3 Phase

Special Features

- Corner Unit
- Street Frontage
- Fenced-in yard
- New LED lights

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

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