




## Building Specifications

Available for Lease:

**22,896 SF**

28 Distribution Blvd., Edison NJ



 Fred or Dave  
732-287-4880

**Total Lease Area: 22,896 SF**

**Occupancy: Immediate**

**Warehouse Area: 21,978 SF**

**Office Area: 918 SF**

**Clear Height: 26'6"**

**Column Spacing: 36'0" x 38'0"**

**Loading Doors:**

**(6) 8'0" x 9'0"**

**(3) 8'0" x 10'0"**

**Taxes: \$1.23 PSF**

**Insurance: \$0.32 PSF**

**Fireline: \$0.07 PSF**

**Landscaping: \$0.06 PSF**

**Lighting: LED**

**Electrical: 200 Amps 460/480 Volt 3 Phase**

**Sprinkler Density: .45gpm / 3,000 SF**

**Trailer Parking: 5**

### Special Features

- 9 DOCK-HIGH DOORS
- MECHANICAL DOCK LEVELERS
- A/C OFFICES
- 5 TRAILER PARKING

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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