



## Building Specifications

Available for Lease:

**3,205 SF**

22A Distribution Boulevard, Edison NJ



David or Fred  
732-287-4880

**Total Lease Area: 3,205 SF**

**Occupancy: Immediate**

**Warehouse Area: 2,484 SF**

**Office Area: 721 SF**

**Clear Height: 24'**

**Drive-In Doors:  
(1) 8'0" x 10'0"**

**Taxes: \$1.45 PSF**

**Insurance: \$0.32 PSF**

**Fireline: \$0.12 PSF**

**Roof Maintenance: \$0.15 PSF**

**Landscaping: \$0.05 PSF**

**Paving: \$0.15**

**Lighting: LED**

**Electrical: 100 Amps 460/480 Volt 3 Phase**

### Special Features

- A/C Warehouse Area w/ office
- Grade Level overhead door
- Designated 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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