

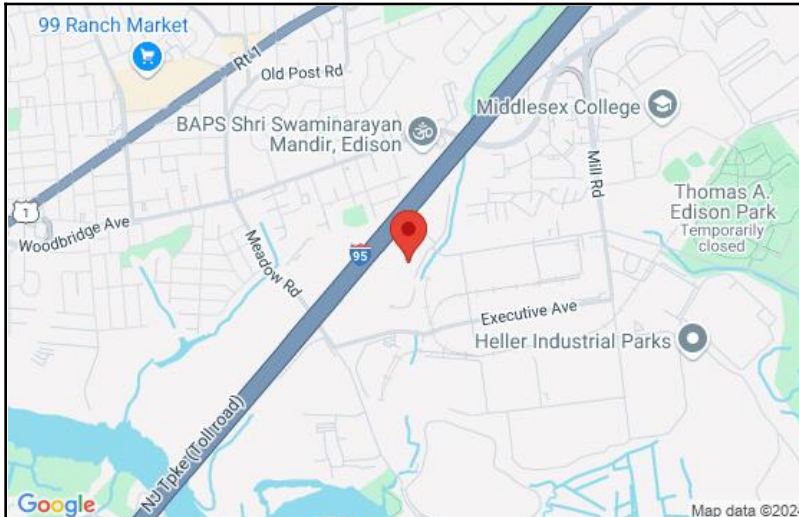


Building Specifications

Available for Lease:

35,034 SF to 137,094 SF

90 - 96 Distribution Boulevard, Edison NJ



Total Lease Area: 137,094 SF *

*** Divisible To: 35,034 SF**

Occupancy: 1/1/25

Warehouse Area: 133,390 SF

Office Area: 3,704 SF

Clear Height: 28'0"

Column Spacing: 38'6" x 38'6"

Loading Doors:

(19) 8'0" x 9'0"

(1) 8'0" x 10'0"

Drive-In Doors:

(1) 10'0" x 14'0"

Lighting: New LEDs!

Electrical: 1,000 Amps 460/480v Volt 3 Phase

Sprinkler Design Density: ESFR

ESTIMATED EXPENSES

R.E. Taxes: \$1.16 PSF

Insurance: \$0.32 PSF

HVAC, Paving & Roof: \$1.10 PSF

TOTAL ESTIMATED EXPENSES: \$2.58 PSF

Special Features

- Brand-New Offices!
- Tilt-up Concrete Construction
- Dock Levelers
- Concrete Ramp

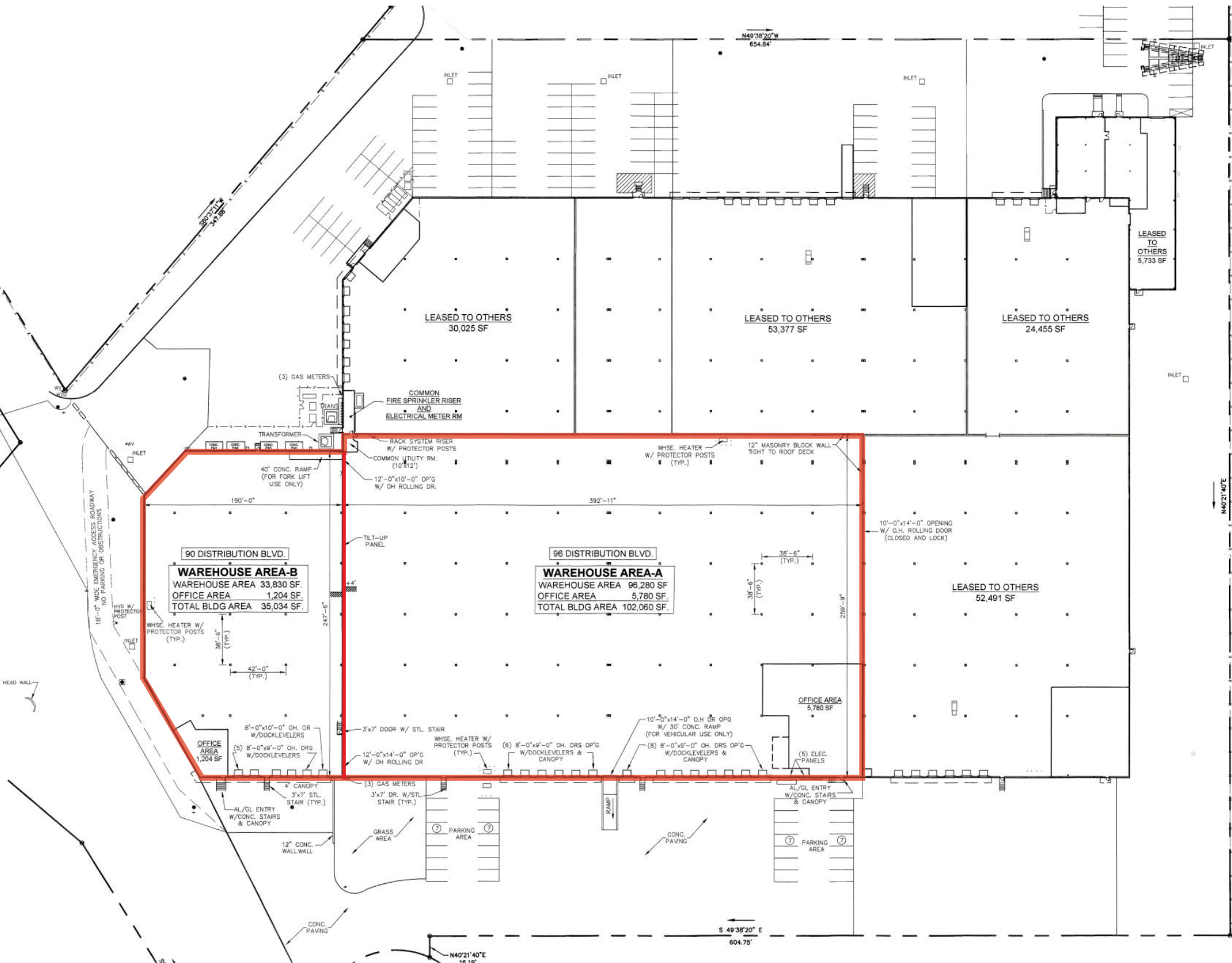
11/27/2024

Properties shown by appointment only.

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NEW JERSEY TURNPIKE