

For Lease

**206 Talmadge Road
Edison, New Jersey**
±54,036 Sq. Ft. Industrial
±3.48 Total Acres



**Additional Loading Currently
Being Added to Rear-
±6 New Tailboard Loading
Docks w/130+ Ft Truck Court
±One (1) Full Acre in Rear for
OUTSIDE STORAGE/
PARKING**

**Retail Sales Allowed
Up to 2,000 Ft.²**

HEAVY....HEAVY Power

Total Building:	± 54,036 Sq. Ft. w/± 2,000 Sq. Ft. Newly Renovated Office Area. Build to Suit Additional Office.
Acres:	± 3.48 Acres Zoned Light Industrial
Occupancy:	30 Days
Loading:	Three (3) Existing Loading Docks ±Six (6) Additional Loading Docks w/130+ Ft. Truck Court to be Installed in Rear of Building. One (1) Drive In– Building is Grade Level for Addition of Multiple Drive In Doors Around Perimeter
Ceiling:	16' Ft. Clear
Utilities:	Gas Heat Warehouse, Full HVAC Office, Wet Sprinkler, City Water & Sewer
Power:	Heavy- 1,000kVA 208/120 WYE
Parking:	50 Striped Car Parking– Expansion in Rear
Taxes:	\$ 66,716.00/Year
Lease Rate:	Negotiable– Call to Discuss

For Lease
206 Talmadge Road
Edison, New Jersey

±54,036 Sq. Ft. Industrial Facility on ±3.48 Acres



±1 Acre— Outside Storage

Expansion Area for Loading.
±6 Tailboard Loading Docks
w/130+ Ft Truck Court.

For Lease
206 Talmadge Road, Edison, New Jersey

±28 x ±40 Ft. Columns

ONE STORY BUILDING

+/- 54,036 S.F. TOTAL

+/- 41,604 S.F. WAREHOUSE

+/- 6,432 S.F. OFFICE AREA

WAREHOUSE

6,432

CAFETERIA

FIRE
SPRINKLER
ROOM

BREAK
ROOM

OFFICE

CONFERENCE
ROOM

OFFICE

OFFICE

TOILET
ROOM

TOILET
ROOM

TOILET
ROOM

LOCKER
ROOM

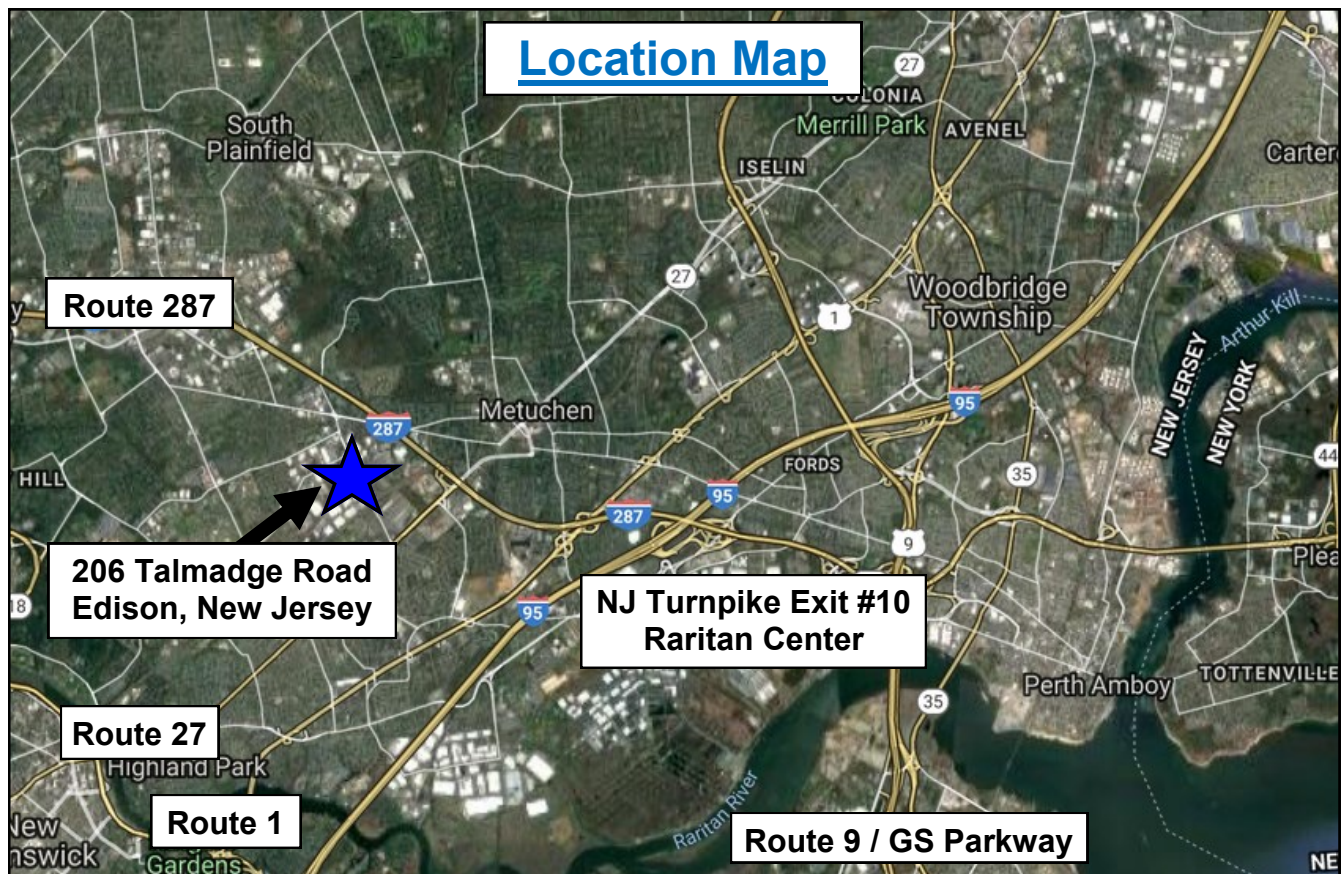
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Location: Strategic Access to Every Major Highway in New Jersey.

Direct on Talmadge Rd.

Strategic Access to Major Interconnected Highways:

NJ Turnpike Exit #10 (Exit #11 / Woodbridge)

Garden State Parkway

Routes 1, 27, 9, 287, 440

Businesses located in Edison have access to the above interconnected highway system, which allows a 30-40 minute drive time to the following key locations: New York City, The Meadowlands (Secaucus, Jersey City), Newark, Staten Island and Brooklyn, Somerset County, Monmouth & Ocean County, and Trenton.

This is a key factor that gives Edison businesses a strategic advantage in the servicing of business to business / business to consumer accounts, as well as employee attraction and retention.