

2020

LOGISTICS CENTER  
@EDISON

DELIVERY: 4TH QUARTER 2020



**FOR  
LEASE**

11 C COURT SOUTH  
**EDISON, NEW JERSEY**

699,600 SF   
INDUSTRIAL SPACE

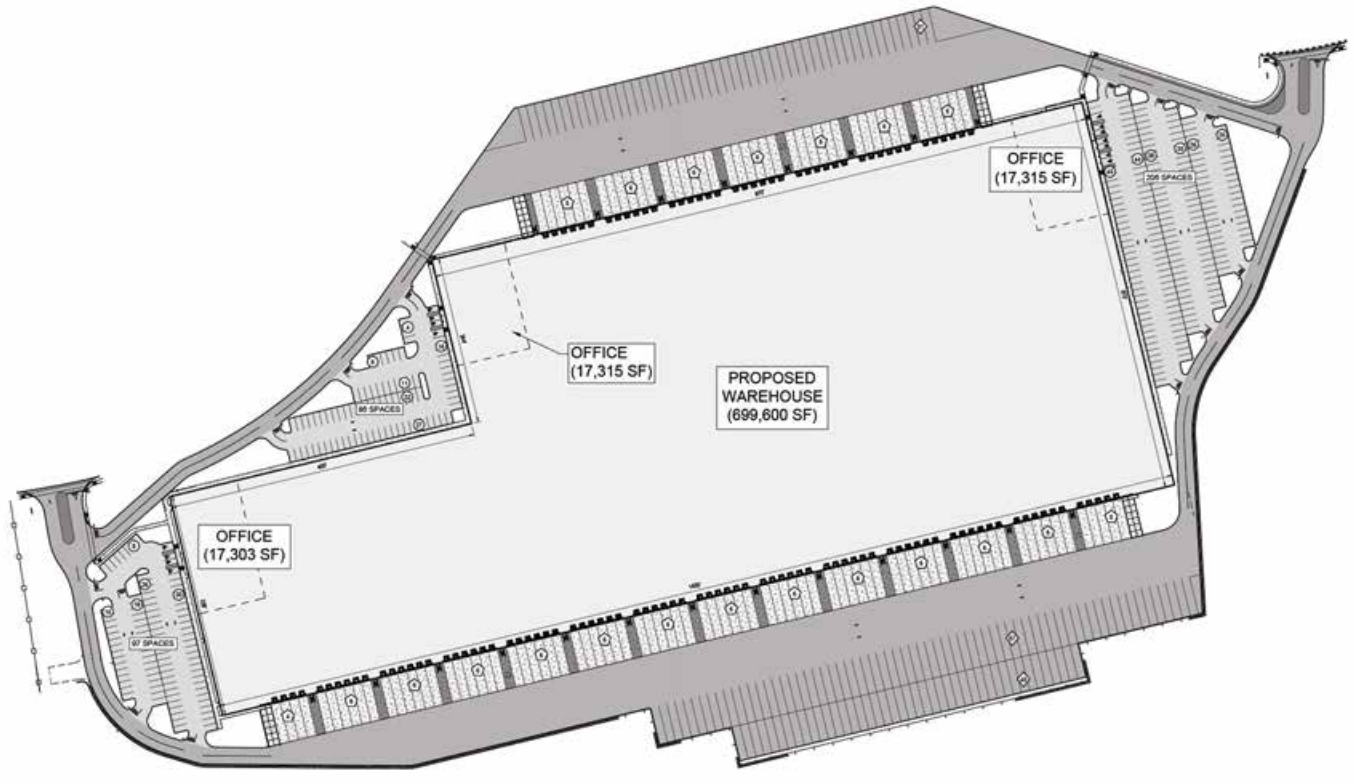


 CUSHMAN &  
WAKEFIELD

# AERIAL VIEW



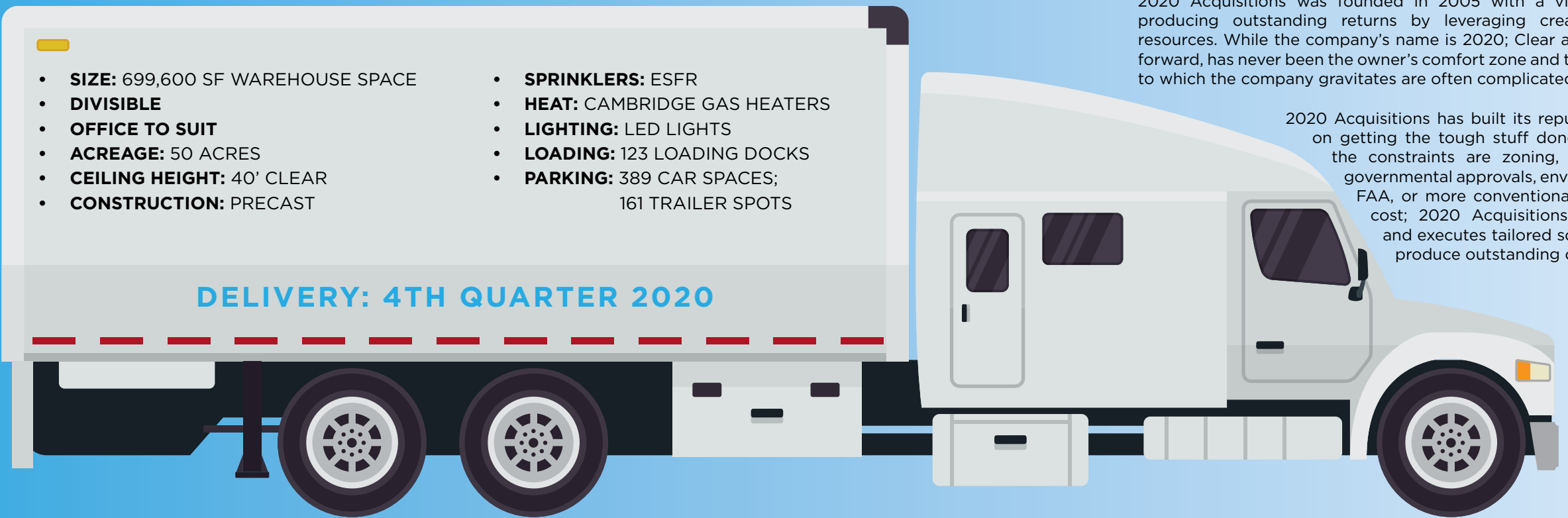
# SITE PLAN



## BUILDING SPECIFICATIONS

- **SIZE:** 699,600 SF WAREHOUSE SPACE
- **DIVISIBLE**
- **OFFICE TO SUIT**
- **ACREAGE:** 50 ACRES
- **CEILING HEIGHT:** 40' CLEAR
- **CONSTRUCTION:** PRECAST
- **SPRINKLERS:** ESFR
- **HEAT:** CAMBRIDGE GAS HEATERS
- **LIGHTING:** LED LIGHTS
- **LOADING:** 123 LOADING DOCKS
- **PARKING:** 389 CAR SPACES;  
161 TRAILER SPOTS

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## OWNERSHIP PROFILE

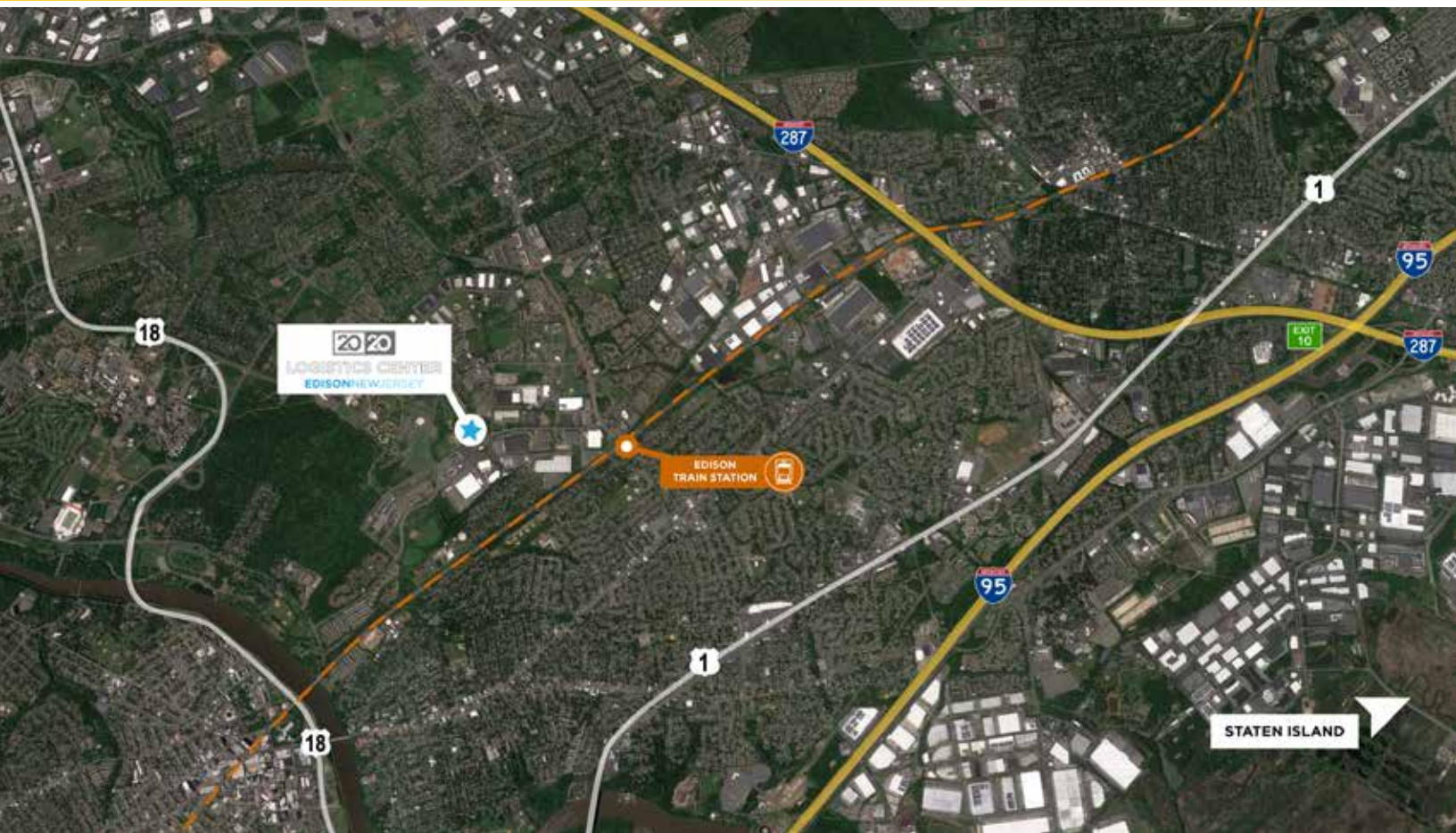
2020 Acquisitions was founded in 2005 with a view toward producing outstanding returns by leveraging creativity and resources. While the company's name is 2020; Clear and straight forward, has never been the owner's comfort zone and the projects to which the company gravitates are often complicated.

2020 Acquisitions has built its reputation and on getting the tough stuff done. Whether the constraints are zoning, communal, governmental approvals, environmental, FAA, or more conventionally, time or cost; 2020 Acquisitions conceives and executes tailored solution that produce outstanding outcomes.

With expertise in all aspects of complexity, the Company has successfully developed challenging residential, commercial and industrial projects in New York, New Jersey, Florida and California

2020 Acquisitions has developed single family and multifamily residential developments ranging in size from 80 to over 200 units. The Company has also developed Assisted living facilities, Gas stations/Convenience Stores (Quick Chek and Murphy's Oil) and the corporate headquarters and studio for Bunim Murray (producers of Kardashians, Project Runway, Real World and Ball in the Family).

The Bunim project, located in Glendale California recently won Best Project in San Fernando Valley by the San Fernando Business Journal and was a finalist for Best Project in LA County by the LA Business Journal. Finally, 2020 Acquisitions recently obtained site plan approval for a 920,000 square foot warehouse project in New Jersey for an undisclosed tenant.



# LOCATION

## STRATEGICALLY POSITIONED:

- 3/4 of a mile from NJ Transit rail station
- 2 miles to Route 1
- 4 miles to I-287
- 8 miles to NJ Turnpike, Exit 30
- 12 miles to Staten Island, NY

## ACCESS TO LABOR:

- 976,657 population within a 25-minute drivetime
- Edison offers a similar/larger targeted blue collar labor pool than locations with larger populations
- Rail access increases access to blue collar residents by 24,432 and warehouse workers by 4,466

## FOR MORE INFORMATION, PLEASE CONTACT:



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