

For Lease
206 Talmadge Road
Edison, New Jersey

±53,750 Sq. Ft. Industrial Facility on ±3.48



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

PROPERTY SPECIFICATIONS

Total Building:	± 53,750 Sq. Ft.
Office Area:	± 6,500 Sq. Ft.
Warehouse Area:	± 47,250 Sq. Ft.
Acres:	± 3.48 Acres
Zoning:	LI- Light Industrial
Occupancy:	January 2019
Loading:	Three (3) Loading Docks One (1) Drive In
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 Car Parking (Expandable in Rear of Property)
Taxes:	\$ 66,716.00/Year
Lease Rate:	\$ 8.50/Sq. Ft. Base Rent

LOGISTIC REALTY
INDUSTRIAL REAL ESTATE SERVICES

Bill Hettler
732.673.0123

bill@logisticrealty.com

Resume: www.williamhettler.com

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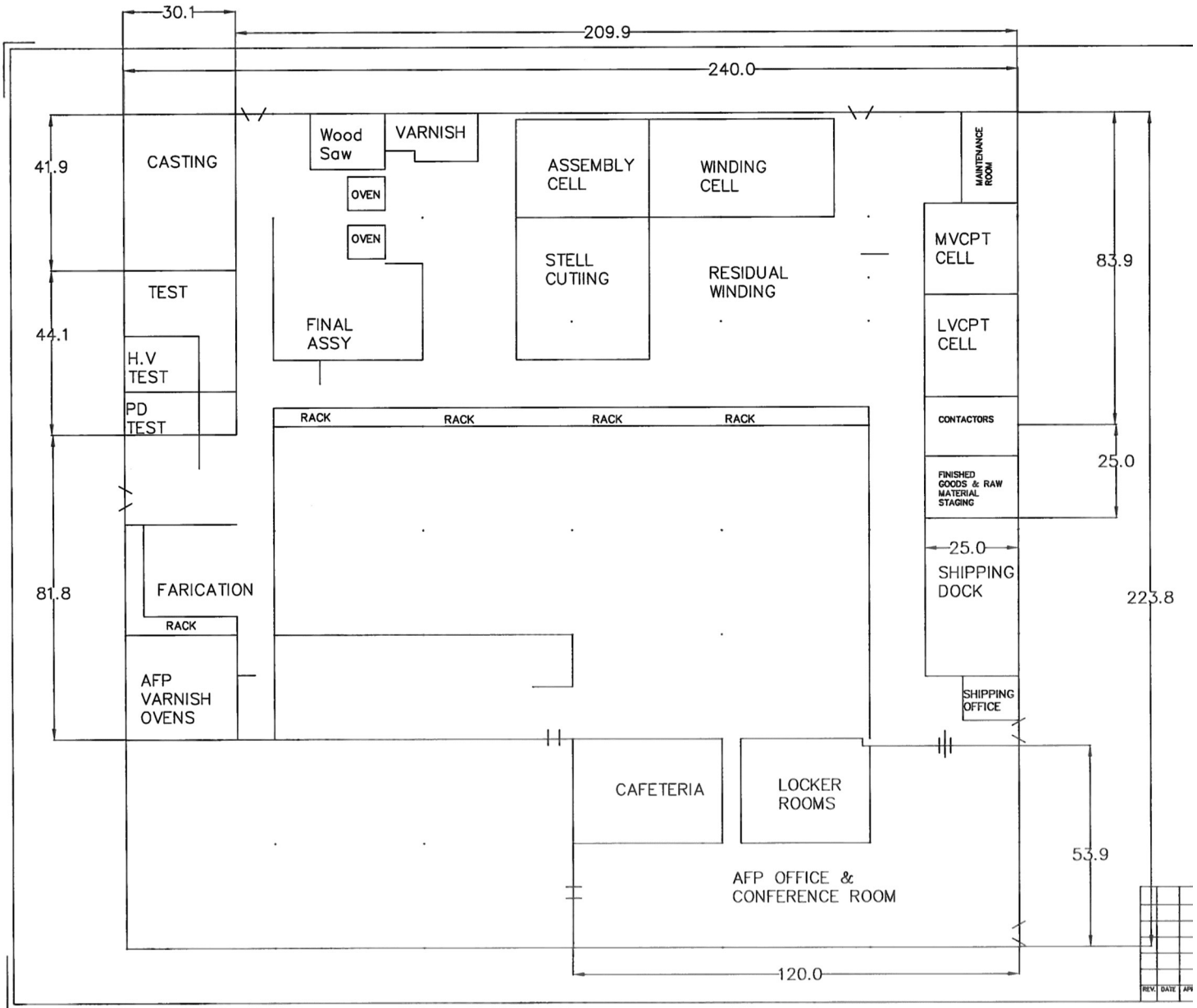
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**206 Talmadge Road, Edison, New Jersey
Current Floor Plan**



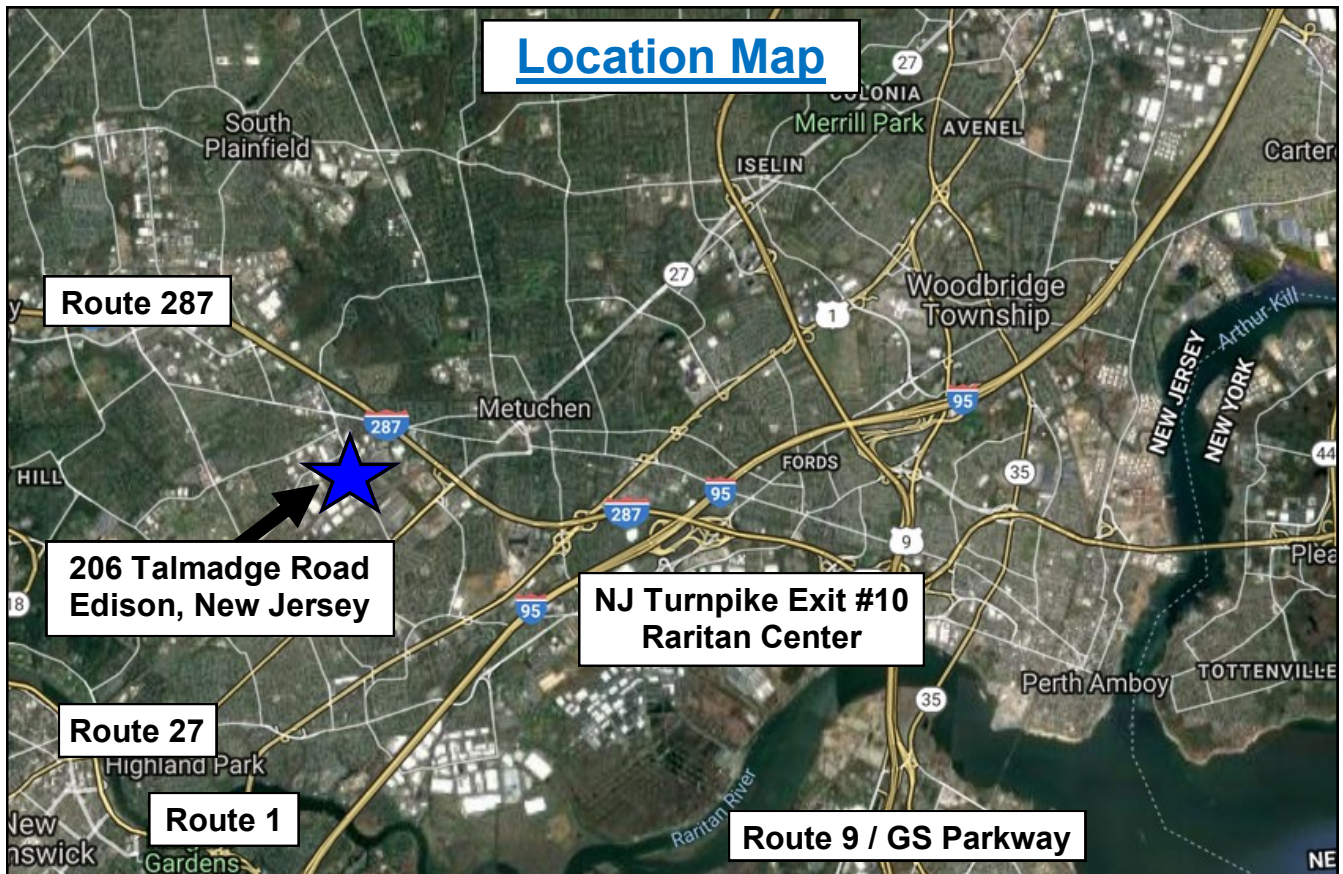
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Location: Strategic Access to Every Major Highway in New Jersey.

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.

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