

23 Mack Drive, Edison, NJ

Industrial Facility Available for Sublease through 8/31/2030 Full Building - 359,950 SF Divisible to 159,950 SF and 200,000 SF



Site plan

Specifications

	Full	Unit 1	Unit 2
Available SF	+/- 359,950 SF	+/- 159,950 SF	+/- 200,000 SF
Office SF	+/- 15,000 SF	+/- 14,500 SF	+/- 500 SF
Clear height	20' – 24'	20'	24'
Dock doors	35 (33 with full packages, 2 waste removal doors)	15 (all with full packages)	20 (18 with full packages, 2 waste removal doors)
Sprinkler	Wet system - density: .15 – .20 GPM / SF, Area of discharge: 1,500 – 2,000 SF		
Power	1,600-amp, 277/480 volt, 3-phase		
Column spacing	31'6" x 41' 4"		
Lighting	New interior and exterior LED lighting, LED on individual motion sensors w. 15' whips		
Trailer parking spaces	Minimum of 22 (potential for ample more)		
Car parking spaces	88 (4 ADA) spaces		
Misc.	New roof on building Security cameras throughout Alarm system and access control system in place Secure trailer lot		



Local access

8 miles **Yonkers** Paterson Outerbridge Crossing **New Rochelle** 278 20 miles Manhattan Port Newark 295 Newark Airport 495 Lincoln Tunnel 23 Mack Drive **Holland Tunnel** Levittown Hempstead **Edison, New Jersey** 25 miles **New York** Easton Elizabeth Port Liberty Bayonne 78 Port Newark Bethlehem & Elizabeth Port Liberty New York Edison 10 miles 26 miles Outerbridge Crossing Port Liberty Bayonne **New Brunswick** 20 miles 19 miles 30 miles 206 Port Liberty New York 32 miles Lincoln Tunnel Trenton 39 miles



G.W. Bridge

1,873,382

Norristown

Total labor force 20 miles radius



5.5%

Unemployment rate 20 miles radius



New Jersey

157,690

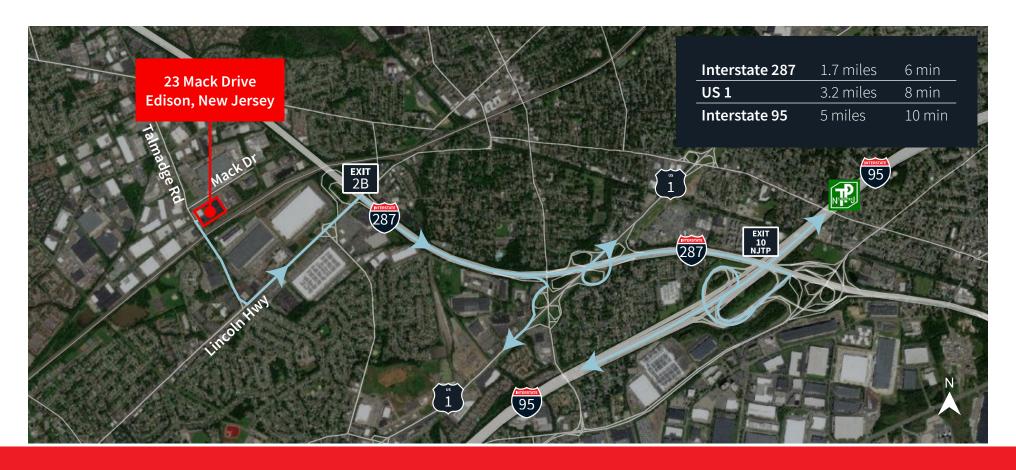
Warehouse resident workers 20 miles radius



3,505,722

Total population 20 miles radius

Access map



JLL

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