



23 Mack Drive, Edison, NJ

Industrial Facility Available for Sublease through 8/31/2030

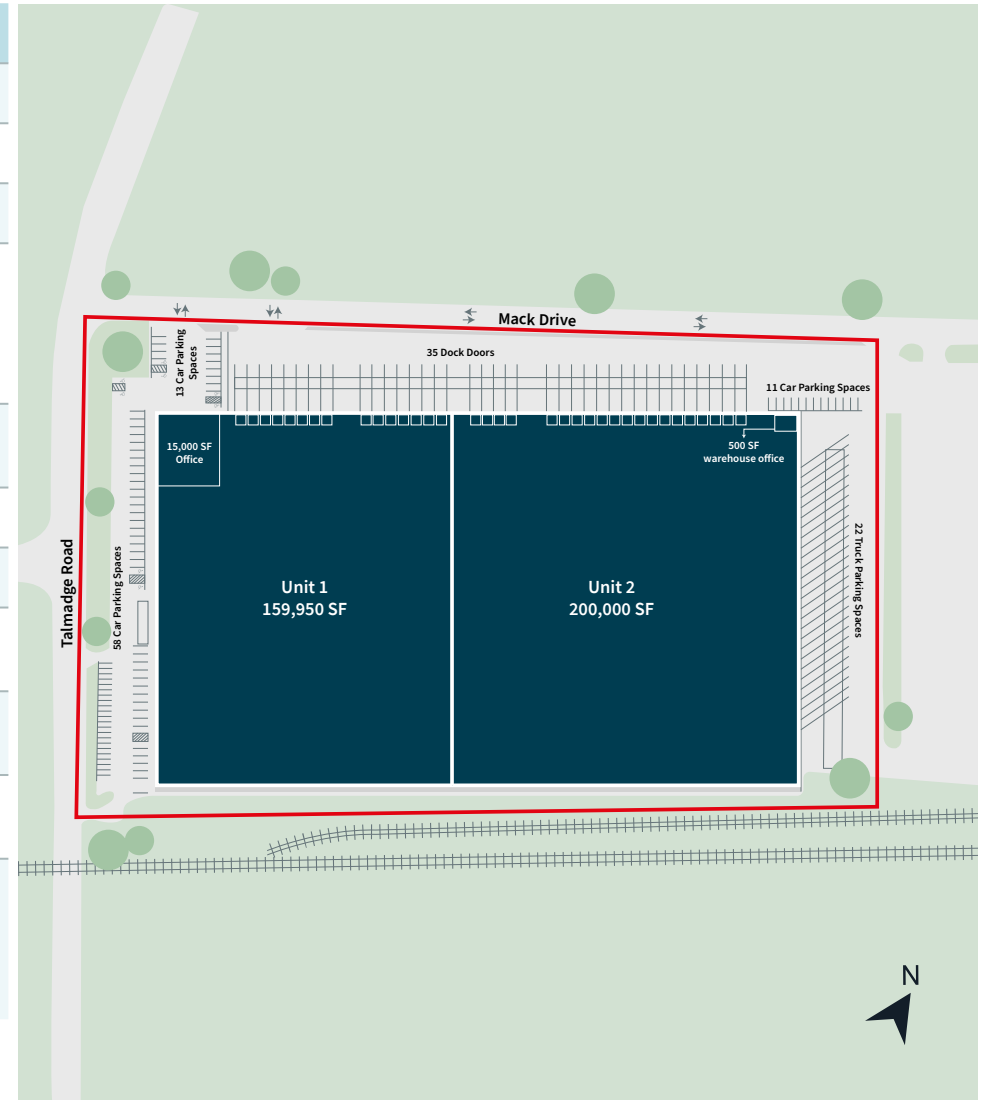
Full Building - 359,950 SF

Divisible to 159,950 SF and 200,000 SF

Site plan

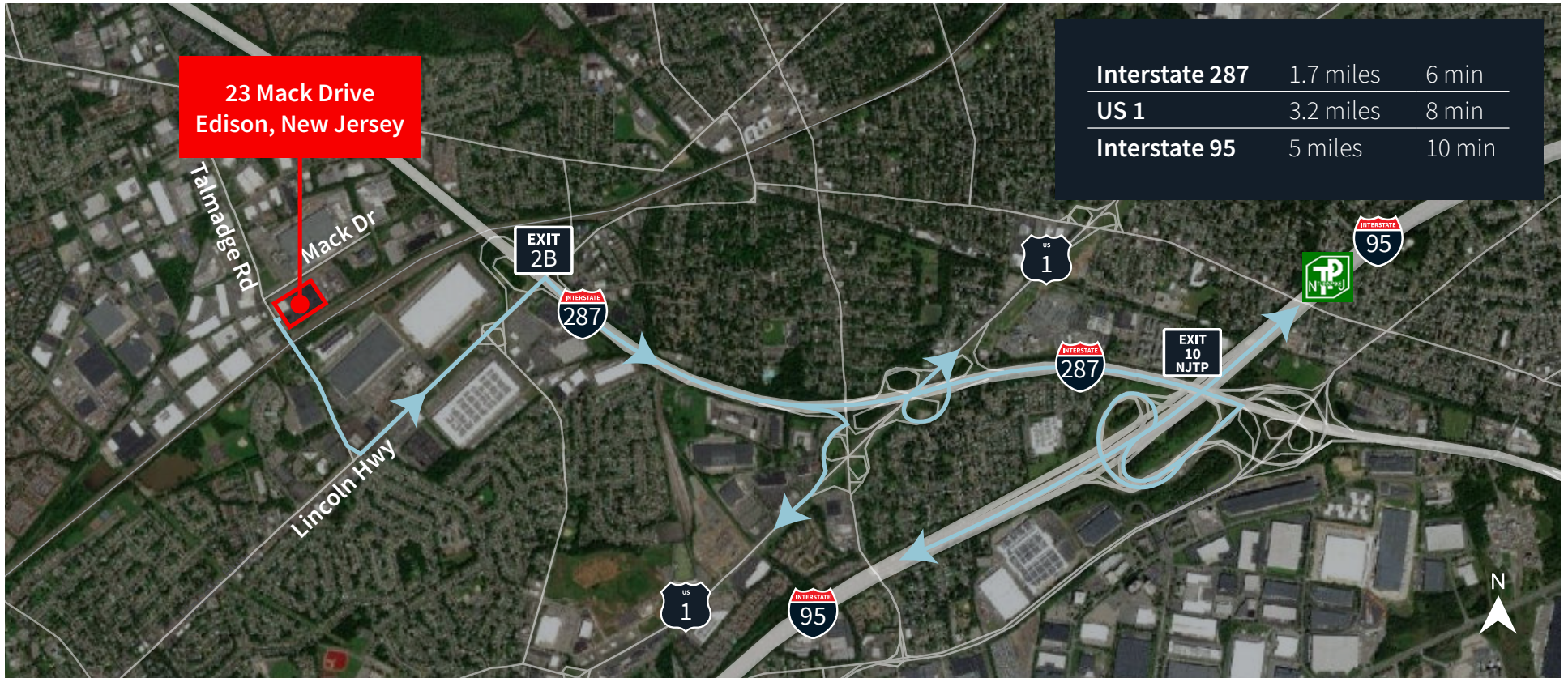
Specifications

	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		





Access map



JLL

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