

# 145

TALMADGE  
EDISON, NJ

# ±288,662 SF TOTAL

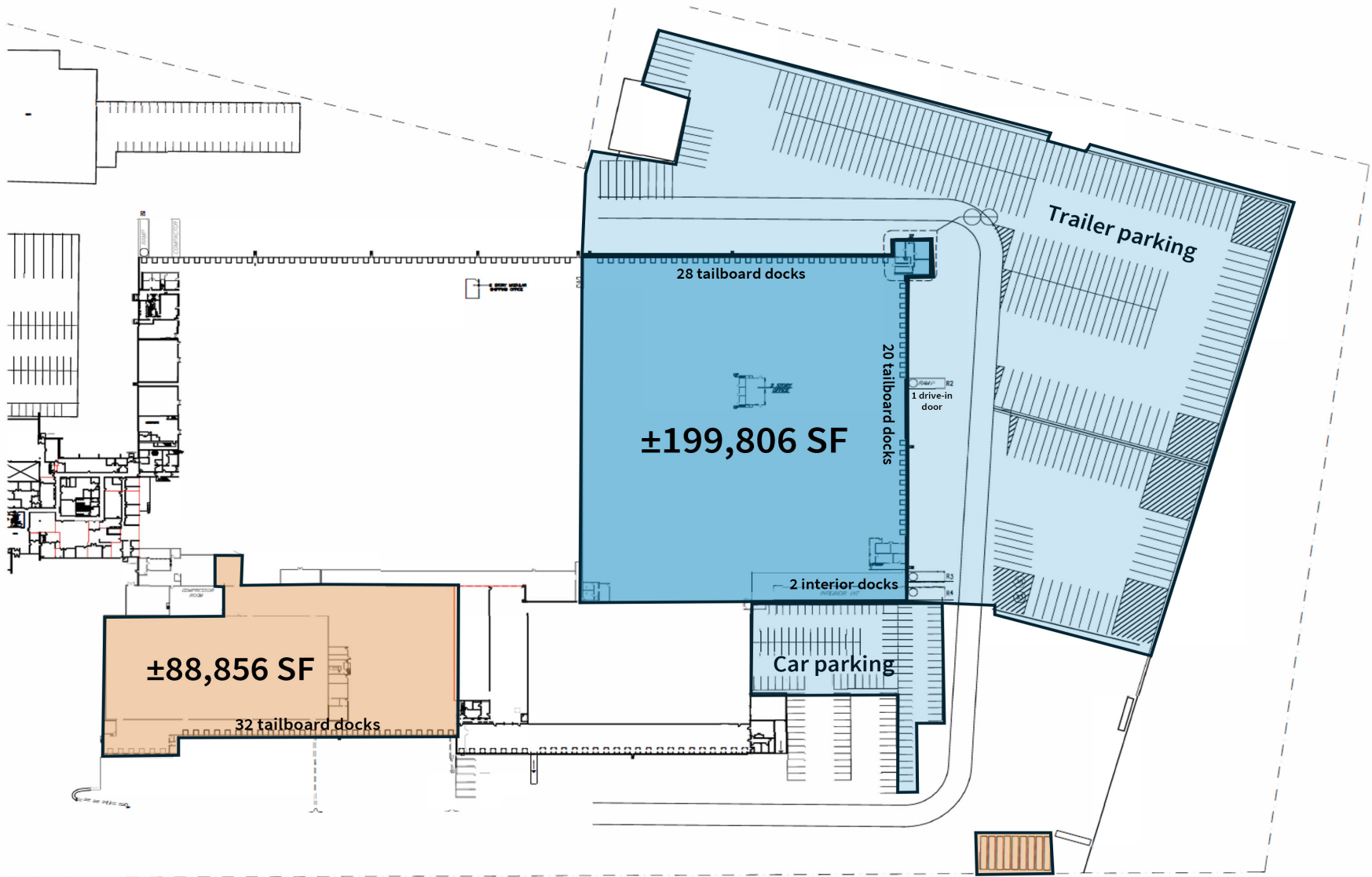
WAREHOUSE SPACE FOR LEASE  
TWO UNITS AVAILABLE



REAL ESTATE  
INVESTORS

# ±288,662 SF Total Available

**145**  
TALMADGE  
EDISON, NJ



# ±199,806 SF Specifications & Floor Plan

**145**  
TALMADGE  
EDISON, NJ

## AVAILABLE SPACE

±199,806 SF

## OFFICE SPACE

±8,692 SF

## CEILING HEIGHT

28' clear

## COLUMN SPACING

40' x 40'

## LOADING DOORS

48 tailboard doors  
2 interior docks

## DRIVE-INS

1 drive-in

## CAR PARKING

114 spaces

## TRAILER PARKING

±5.40 acres

## SPRINKLERS

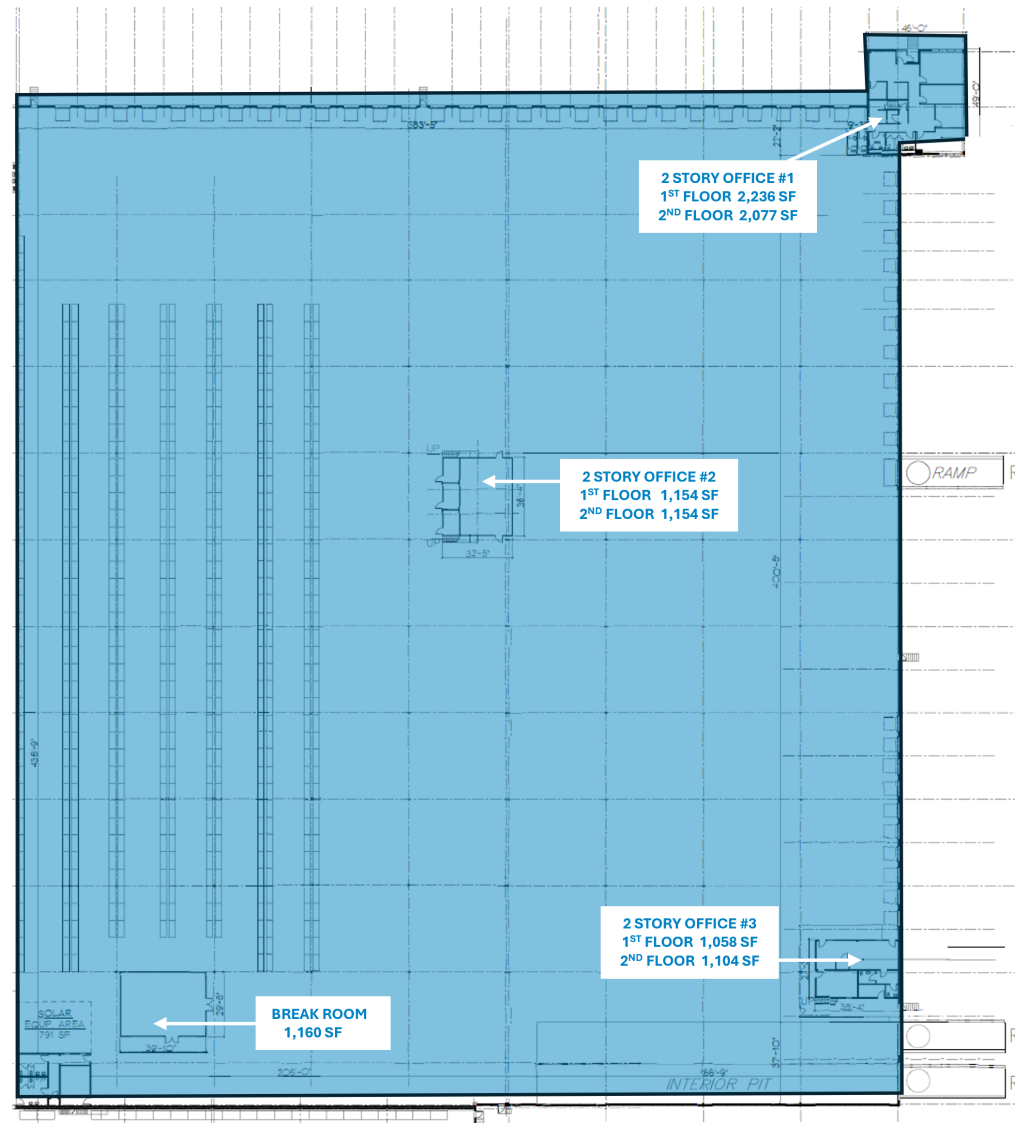
ESFR

## LIGHTING

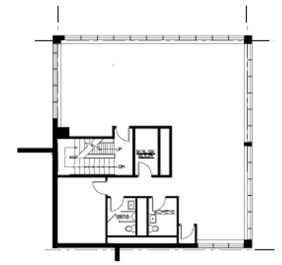
LED fixtures

## POWER

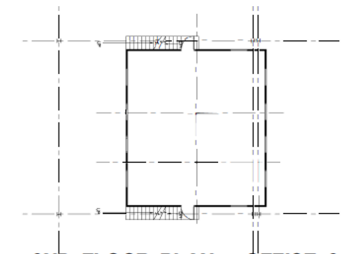
1,000 amps



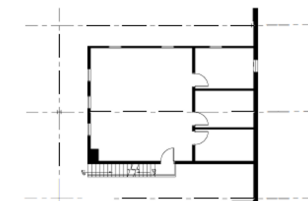
1<sup>ST</sup> FLOOR PLAN



2<sup>ND</sup> FLOOR PLAN - OFFICE #1



2<sup>ND</sup> FLOOR PLAN - OFFICE #2



2<sup>ND</sup> FLOOR PLAN - OFFICE #3

### SQUARE FOOTAGE SUMMARY

WAREHOUSE	189,953 SF
BREAKROOM	1,160 SF
OFFICE #1	4,313 SF
OFFICE #2	2,308 SF
OFFICE #3	2,072 SF
<b>TOTAL</b>	<b>199,806 SF</b>



# ±88,856 SF Specifications & Floor Plan

**145**  
TALMADGE  
EDISON, NJ

## AVAILABLE SPACE\*

±88,856 SF

## OFFICE SPACE

±5,104 SF

## CEILING HEIGHT

28' clear

## COLUMN SPACING

40' x 40'

## LOADING DOORS

32 tailboard doors

## CAR PARKING

75-100 spaces

## TRAILER PARKING

9 stalls

## SPRINKLERS

Dry system

## LIGHTING

LED fixtures

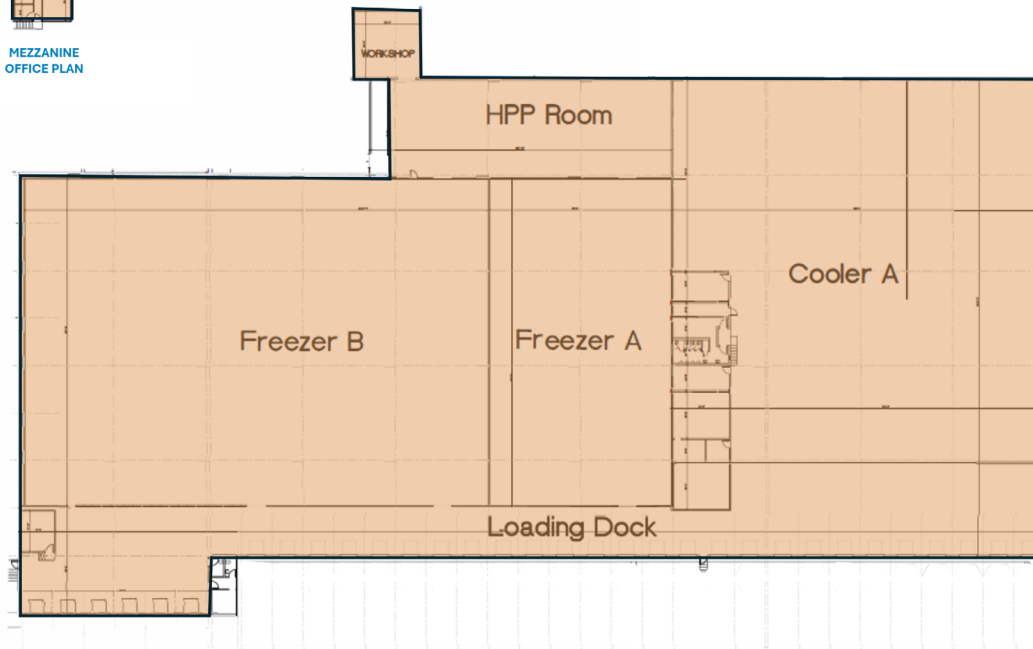
## POWER

Up to 9,000 amps

\*Space available with existing cooler/  
freezer infrastructure, or can be  
delivered as ambient space



MEZZANINE  
OFFICE PLAN



### SQUARE FOOTAGE SUMMARY

LOADING DOCK AREA	14,408 SF
FREEZER ROOM A	10,965 SF
FREEZER ROOM B	28,222 SF
HPP ROOM	5,458 SF
WORKSHOP	822 SF
COOLER A	23,877 SF
1 <sup>st</sup> FLOOR OFFICES	2,552 SF
MEZZANINE OFFICES	2,552 SF
<b>TOTAL</b>	<b>88,856 SF</b>



# Location

**145**  
TALMADGE  
EDISON, NJ

**8 MI**  
Outerbridge  
Crossing

**20 MI**  
Newark Airport

**25 MI**  
Port Newark  
& Elizabeth

**32 MI**  
Lincoln Tunnel

**39 MI**  
G.W. Bridge



**1,887,490**  
Total Labor Force  
*\*20 Mile Radius*



**5.6%**  
Unemployment Rate  
*\*20 Mile Radius*



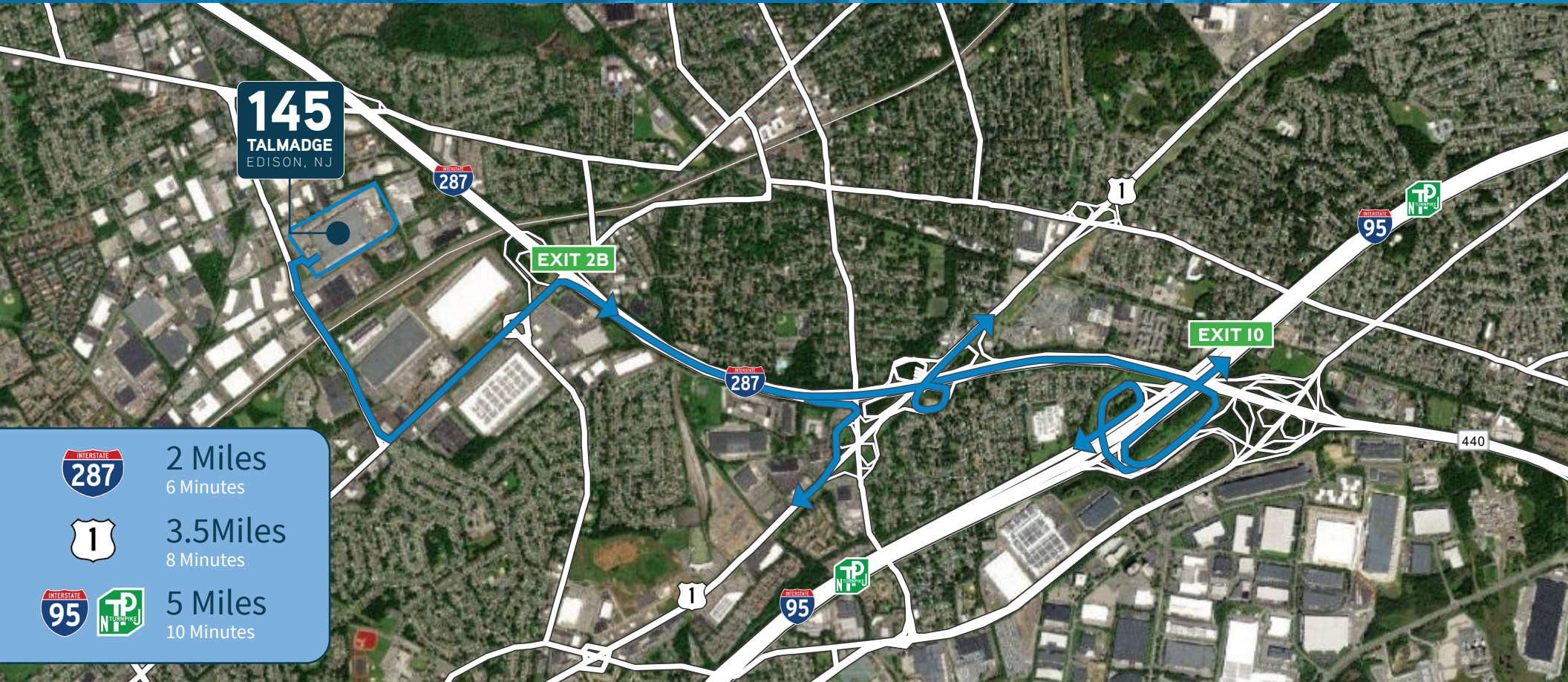
**155,872**  
Transportation /  
Warehouse Employees  
*\*20 Mile Radius*



**3,536,311**  
Total Population  
*\*20 Mile Radius*

# Local Access

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TALMADGE  
EDISON, NJ



## EXCLUSIVE LEASING



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## DEVELOPER/OWNER

