

145

TALMADGE
EDISON, NJ

±199,806 SF AND ±88,856 SF AVAILABLE

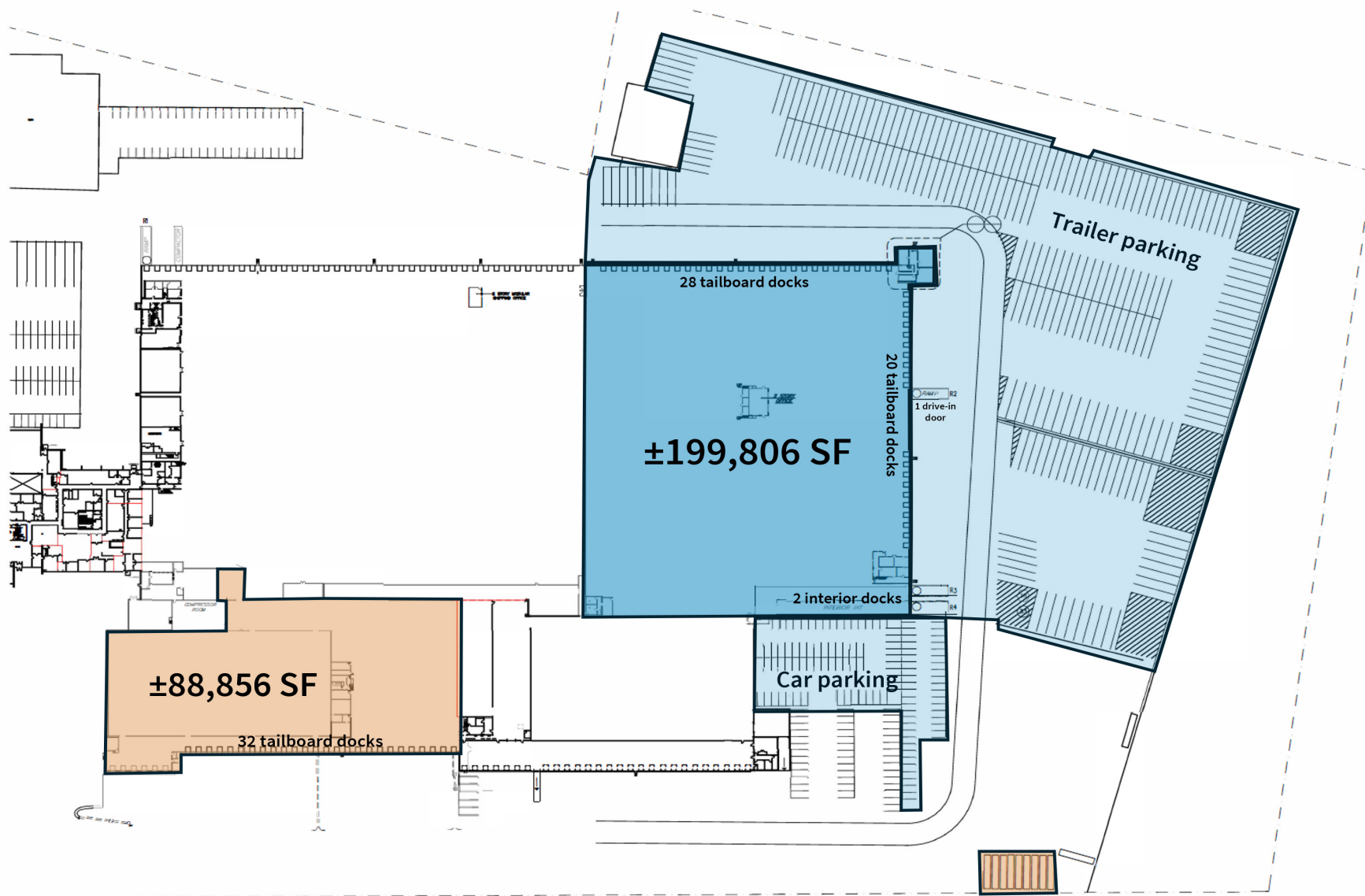
WAREHOUSE SPACE FOR LEASE



REAL ESTATE
INVESTORS

±199,806 SF and ±88,856 SF 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

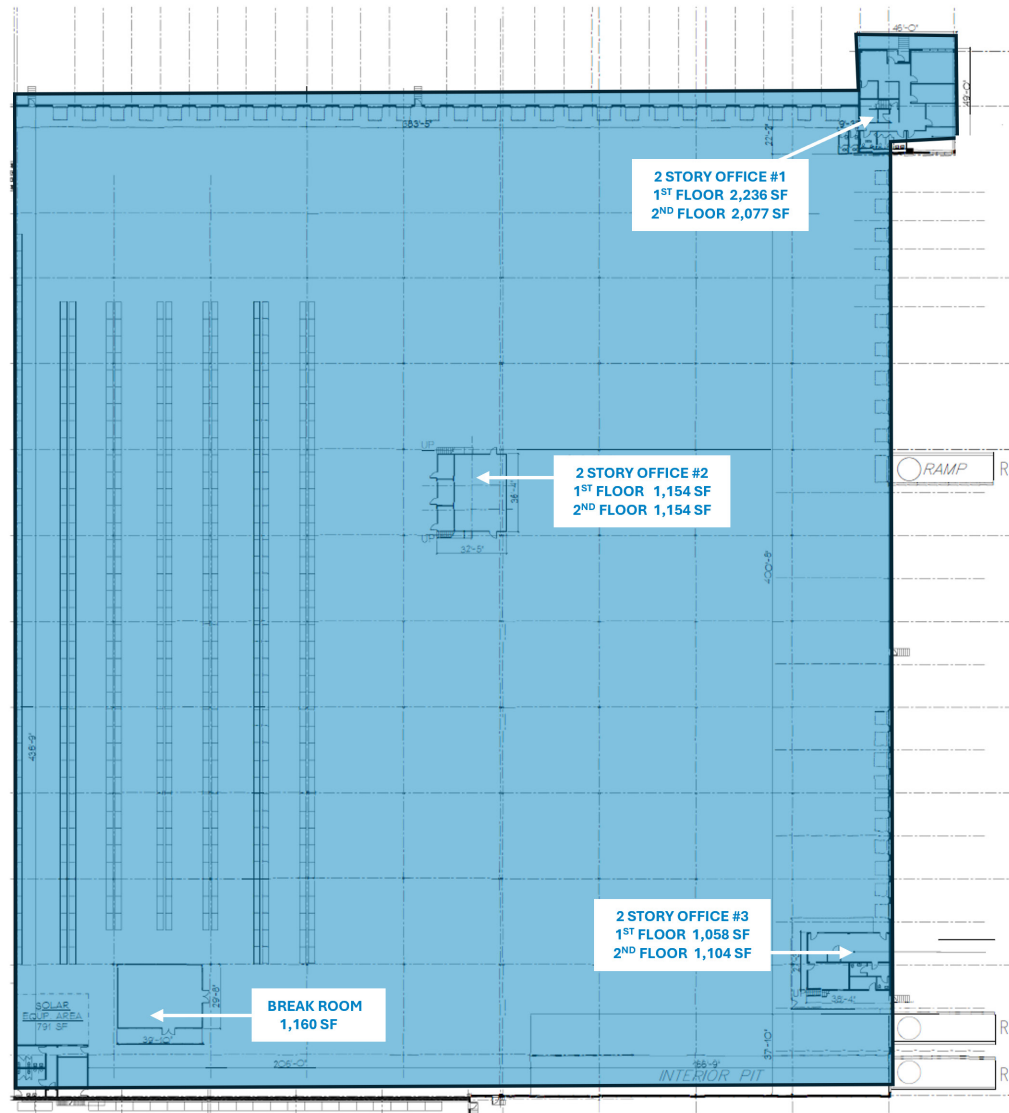
ESFR

LIGHTING

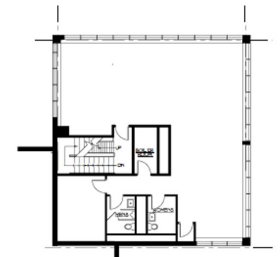
LED fixtures

POWER

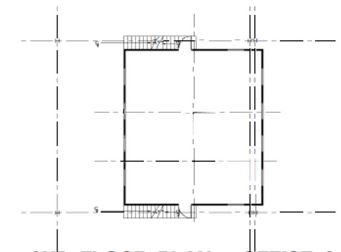
1,000 amps



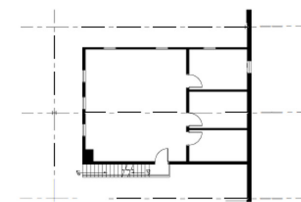
1ST FLOOR PLAN



2ND FLOOR PLAN - OFFICE #1



2ND FLOOR PLAN - OFFICE #2



2ND 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
TOTAL	199,806 SF



±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

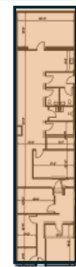
LIGHTING

LED fixtures

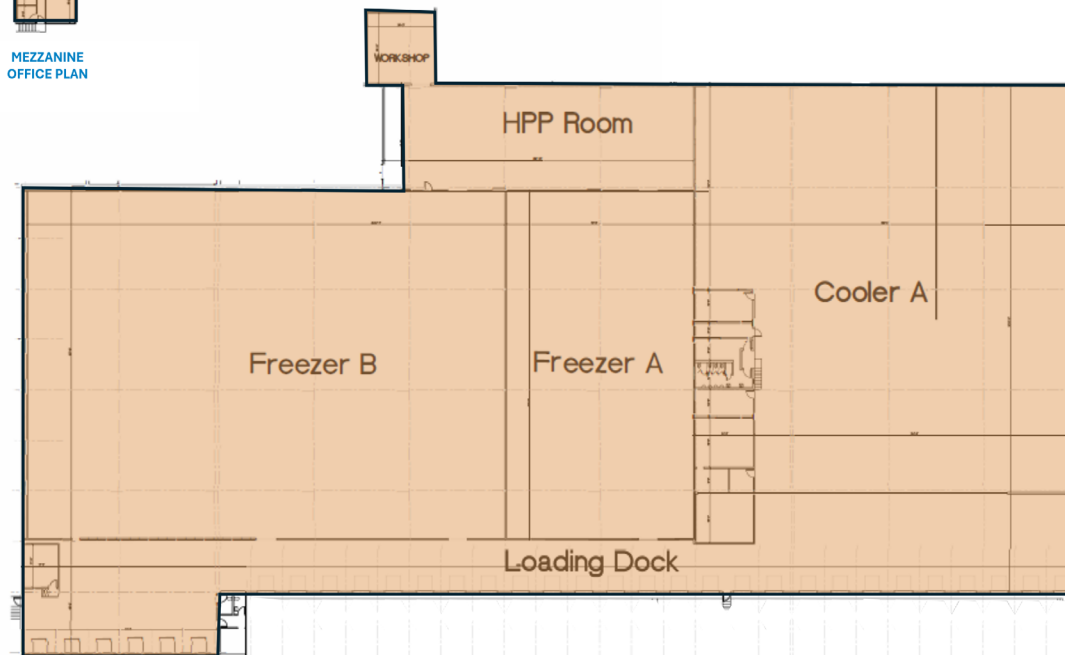
POWER

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 ST FLOOR OFFICES	2,552 SF
MEZZANINE OFFICES	2,552 SF
TOTAL	88,856 SF



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*



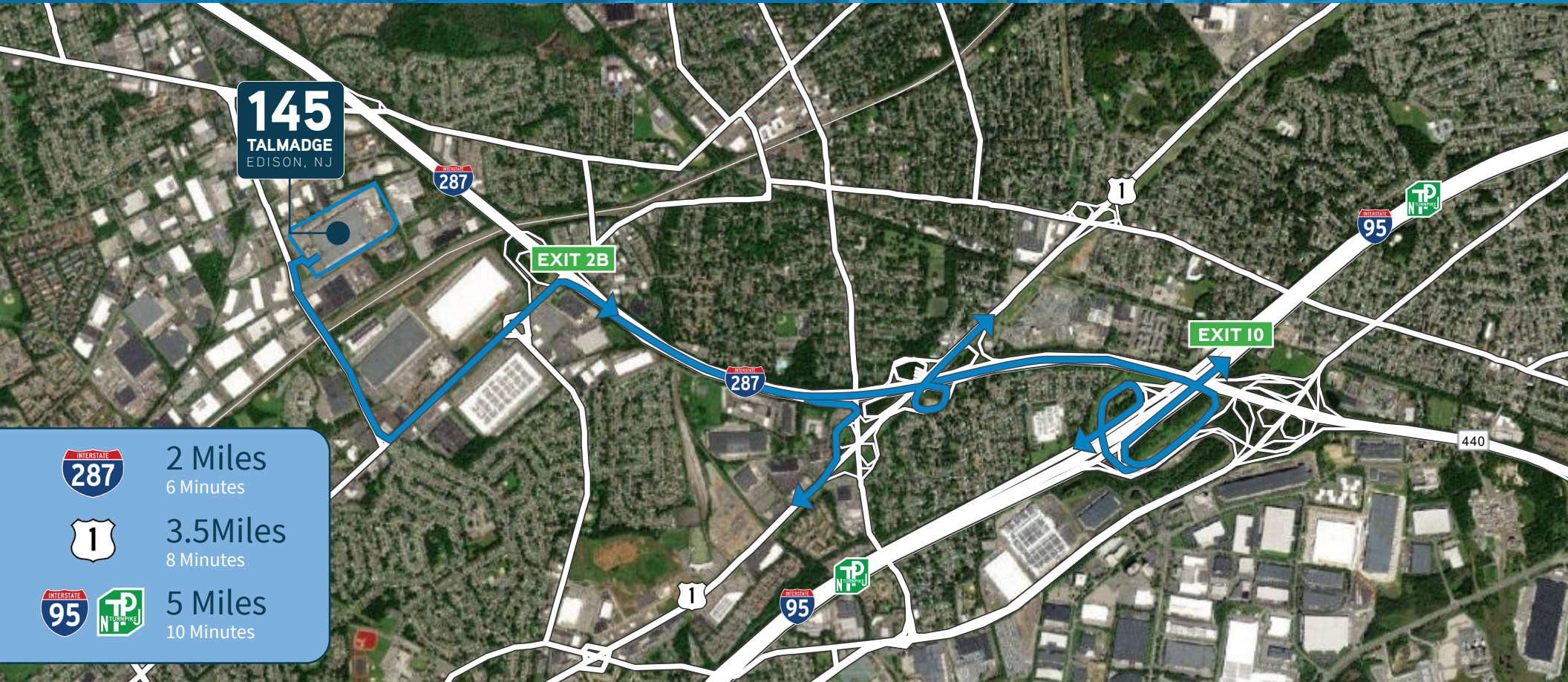
155,872
Transportation /
Warehouse Employees
**20 Mile Radius*



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

Local Access

145
TALMADGE
EDISON, NJ



2 Miles
6 Minutes



3.5 Miles
8 Minutes



5 Miles
10 Minutes

EXCLUSIVE LEASING



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DEVELOPER/OWNER



**REAL ESTATE
INVESTORS**