

145

TALMADGE
EDISON, NJ

±199,806 SF AND ±88,856 SF AVAILABLE

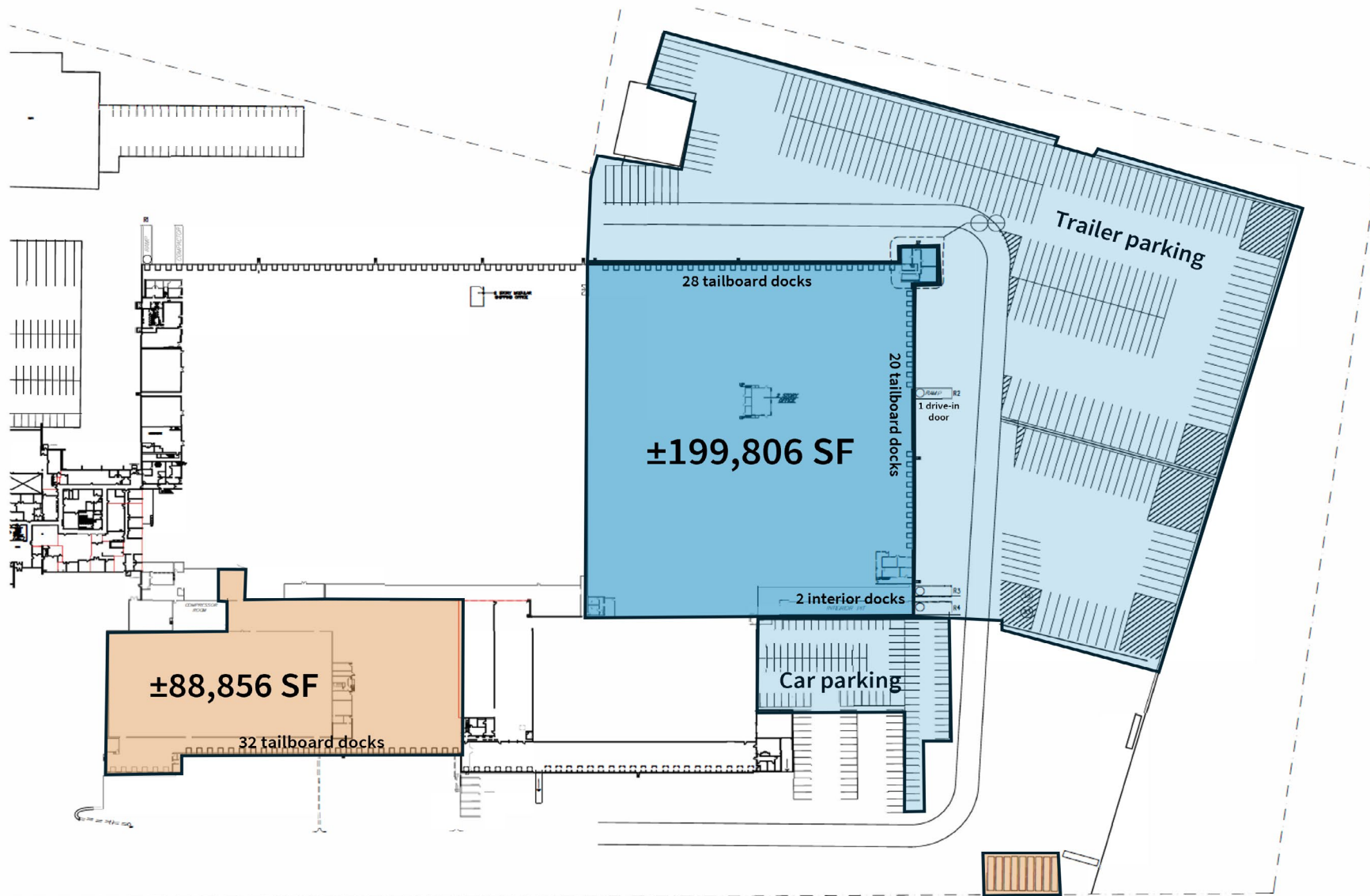
WAREHOUSE SPACE FOR LEASE



Investment
Management

±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

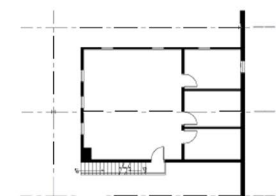
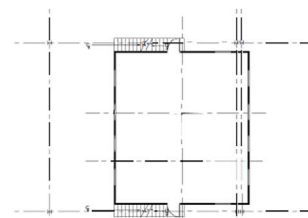
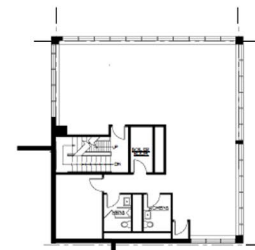
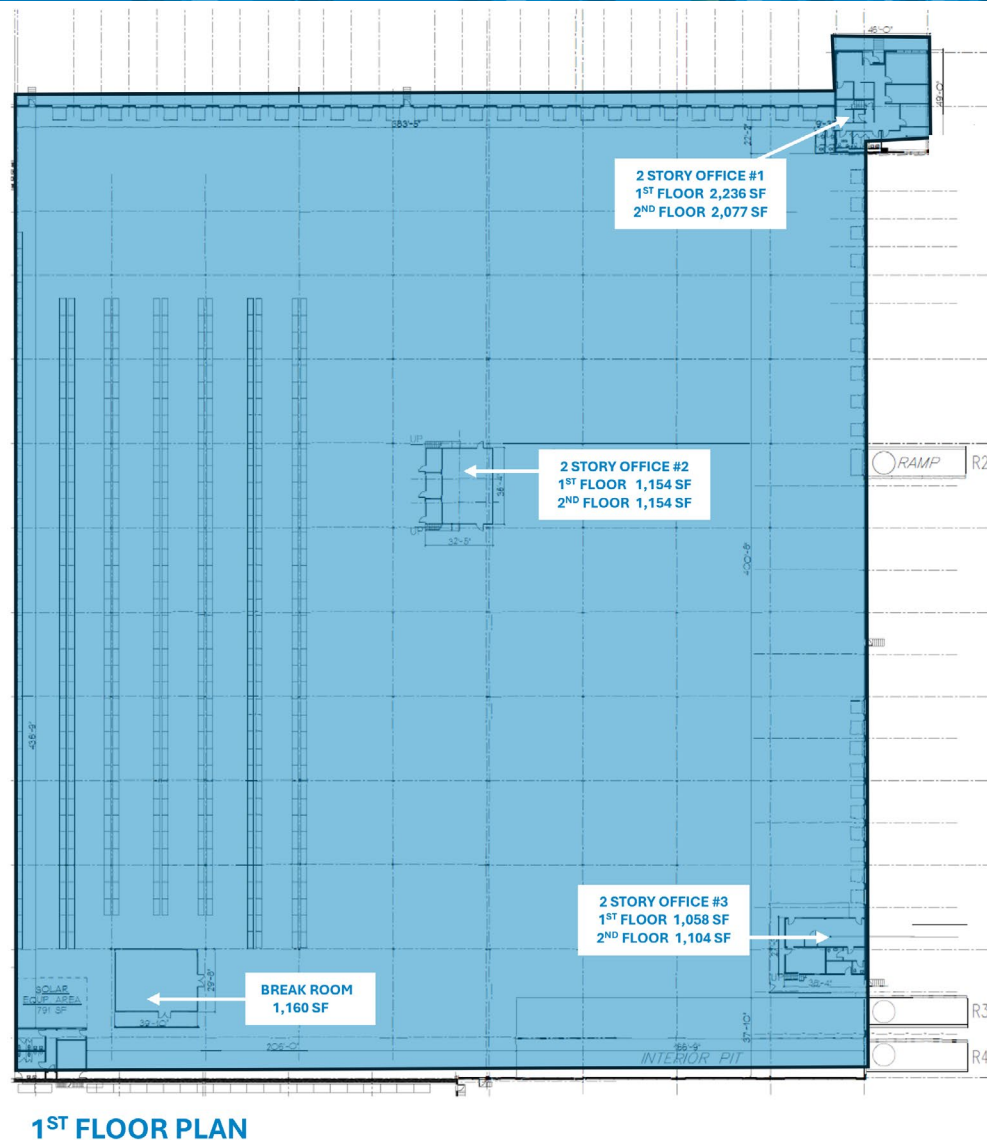
ESFR

LIGHTING

LED fixtures

POWER

1,000 amps



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

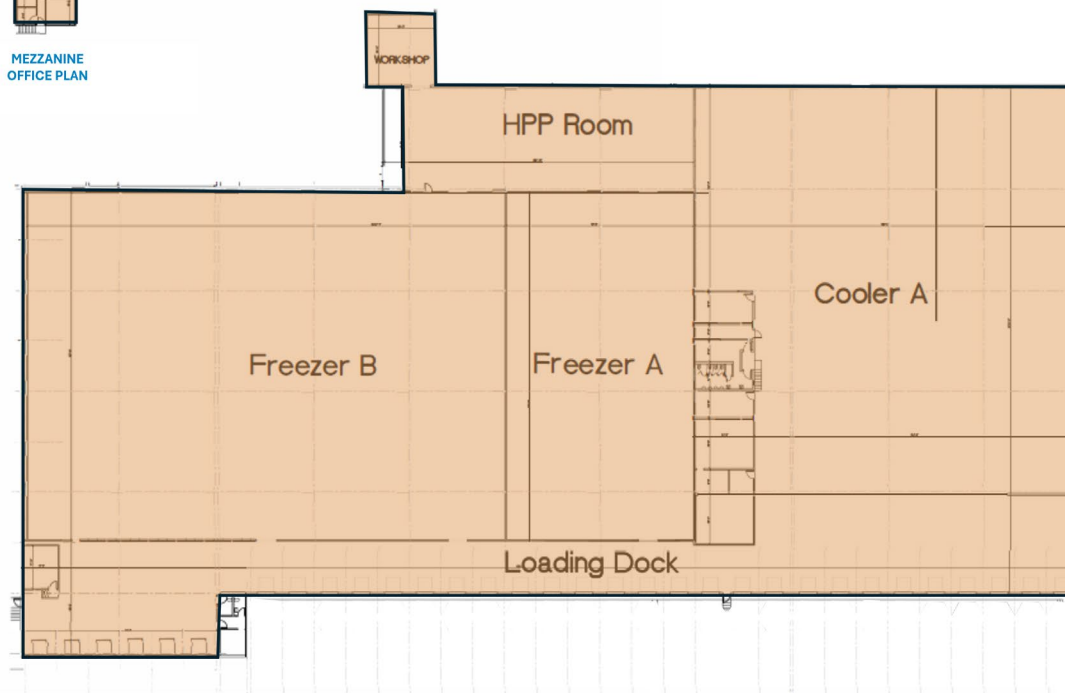
POWER

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

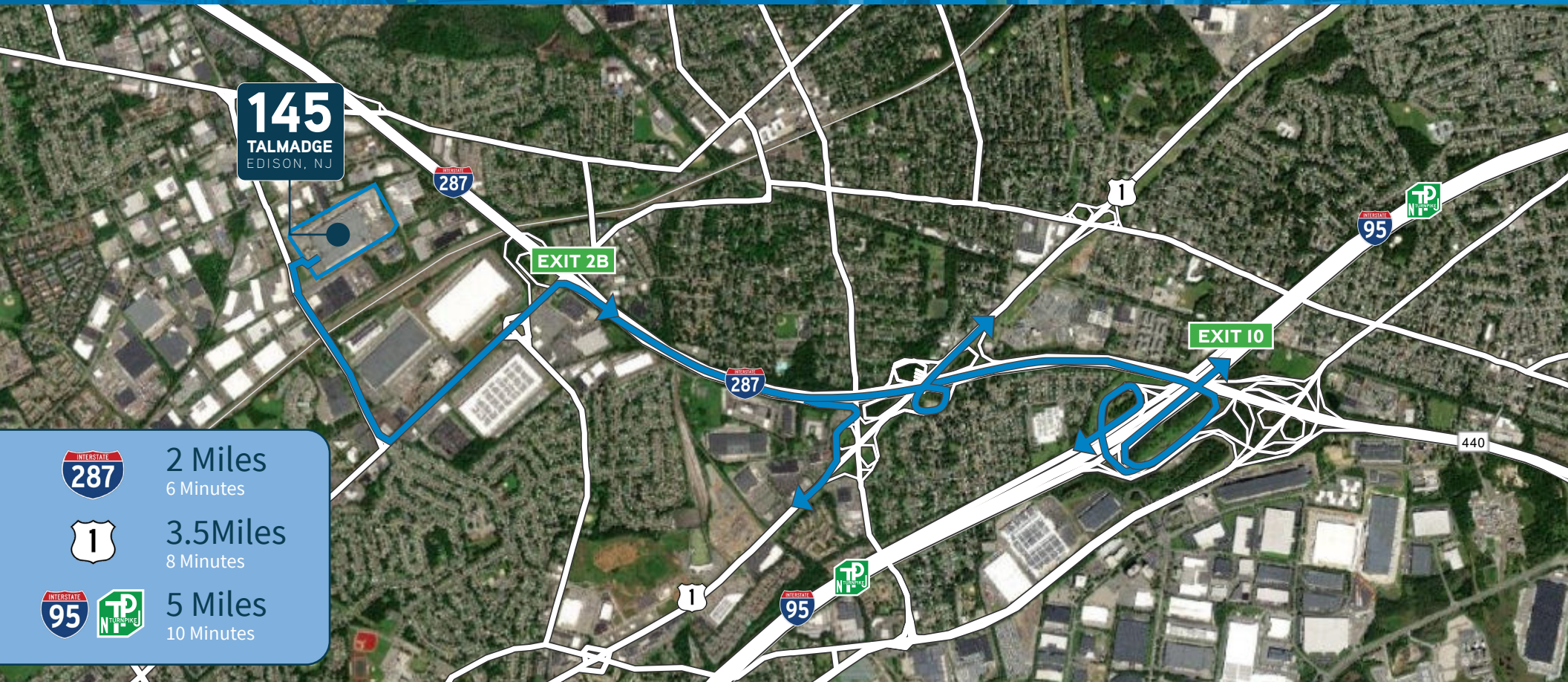


3,536,311
Total Population
*20 Mile Radius

*20 Mile radius from 145 Talmadge Road

Local Access

145
TALMADGE
EDISON, NJ



EXCLUSIVE LEASING



GARY POLITI
+1 908 391 9059
gary.politi@jll.com

RYAN MILANAİK
+1 973 647 9946
ryan.milanaik@jll.com

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2026 Jones Lang LaSalle Brokerage, Inc. All rights reserved.

OWNER



Investment
Management