

CRP

COMMERCIAL REALTY PARTNERS
A VETERAN OWNED BUSINESS

195 CARTER DRIVE
EDISON, NJ 08817

INDUSTRIAL FOR LEASE: ±140,000 SF
Divisible 35,000 SF 70,000 SF



For Leasing Information:

Joe Puleo, MD
908-294-0776
jpuleo@crpnj.com

Nicholas Nitti, VP
201-615-0880
nnitti@crpnj.com

All information is from sources deemed reliable. No representation or warranty is made to the accuracy thereof.

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INDUSTRIAL FOR LEASE: ±140,000 SF Divisible 35,000 SF 70,000 SF

Total Building Size: ±163,665 SF

±140,000 SF Available

±3,500 quality office space

Loading Capabilities:

Fourteen (14) loading docks

Two (2) 11' x 13' drive in doors

Ceiling Height:

±24' clear

Column Spacing:

40'x36

Sprinkler: High Density 0.32/2,000

Power (AMPS): 1000

Car Parking: 75

Trailer Parking: 20

Zoning: I - Industrial

Racking: Included

Estimated CAM: ±\$1.18 PSF

Estimated Taxes: ±\$1.80 PSF

Year Built/Renovated: 1988/2005

Occupancy: 6/01/2023



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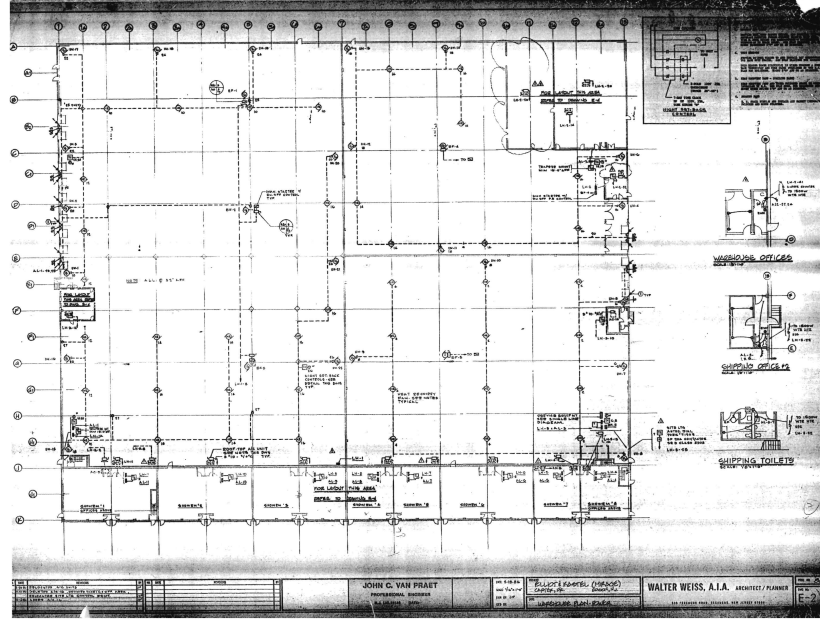
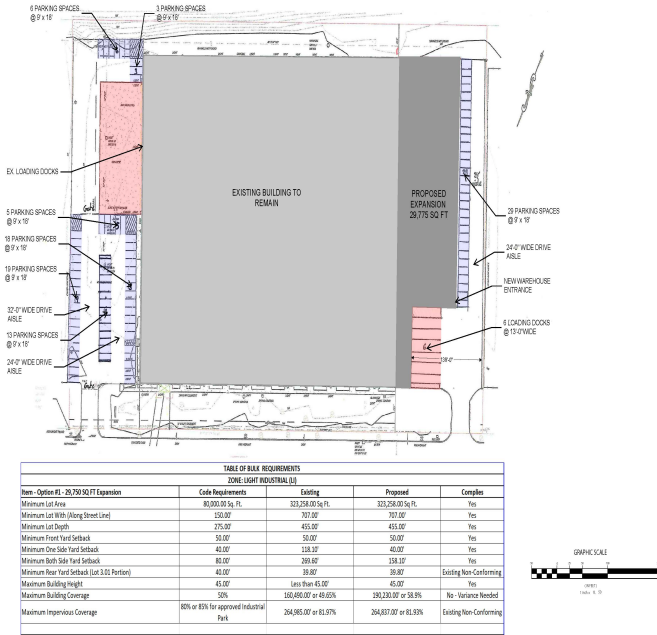
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Site Plan



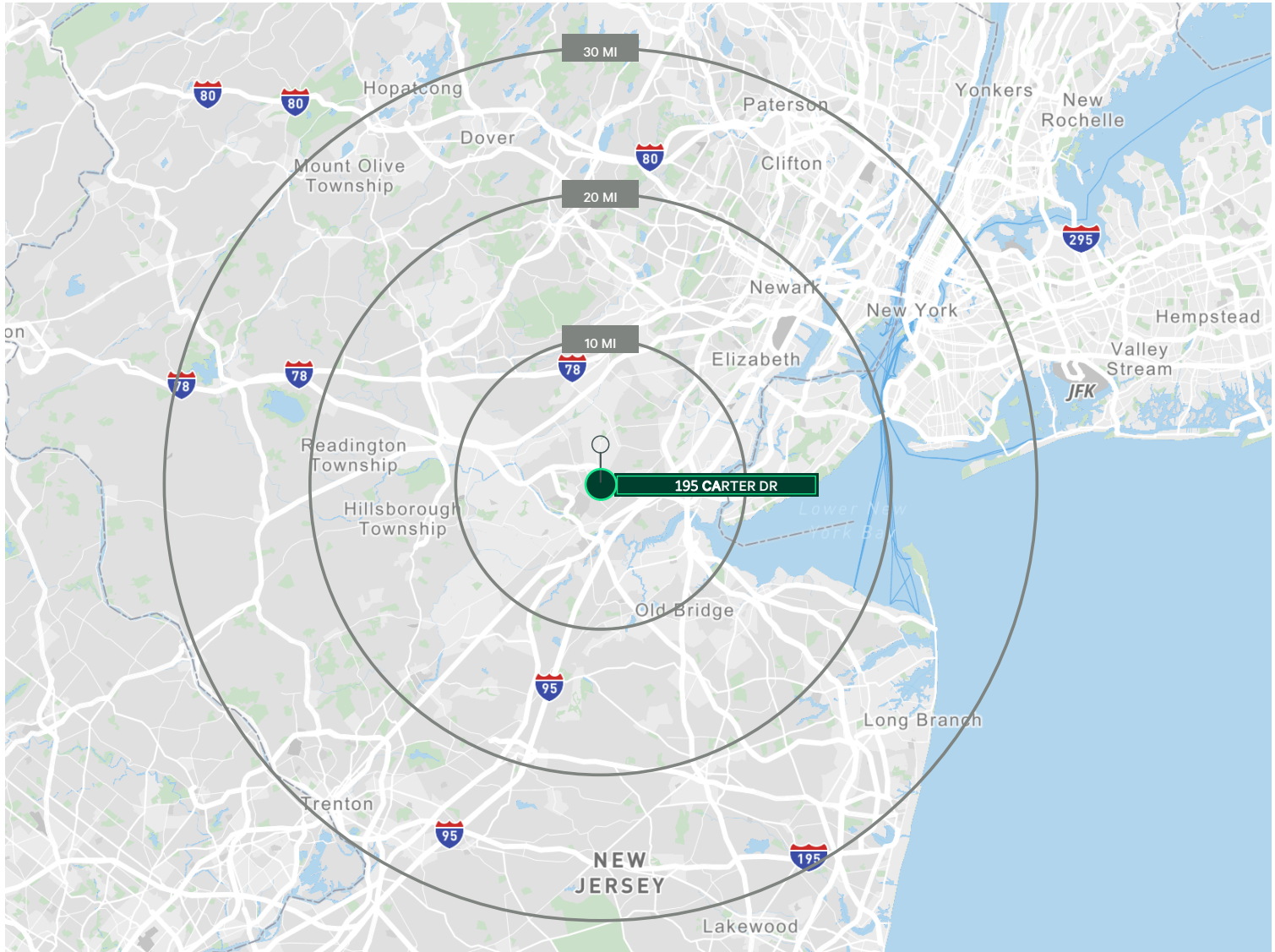
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+ Highway access includes:

- I-287
- Route 27
- Route 1 & 9
- Route 440/Outerbridge Crossing
- New Jersey Turnpike
- Garden State Parkway

- Access to:

- Newark Liberty International Airport
- John F. Kennedy International Airport
- Port Newark/Elizabeth
- New York City

+ Area Amenities include:

- Shopping
- Restaurants

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