

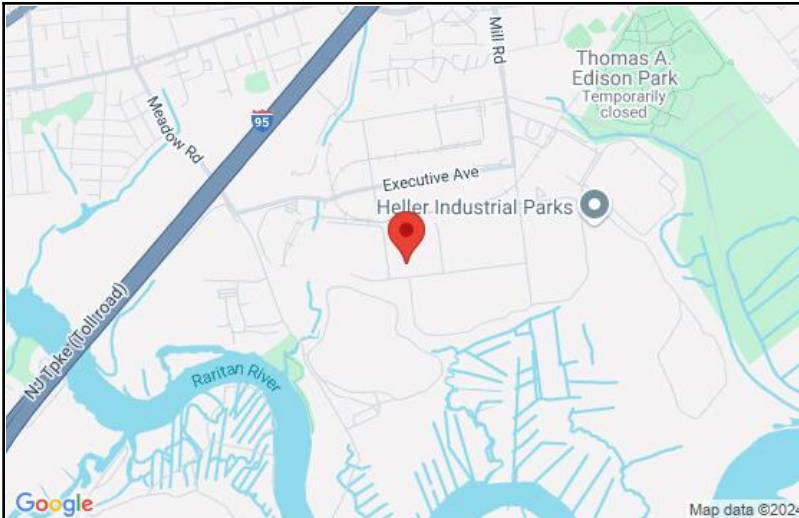


## Building Specifications

Available for Lease:

**153,809 SF**

80 Saw Mill Pond Road, Edison NJ



**Fred Kurtz**

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**Total Lease Area: 153,809 SF**

**Occupancy: 6/1/25**

**Warehouse Area: 150,807 SF**

**Office Area: 3,002 SF**

**Clear Height: 36'**

**Column Spacing: 48'0" x 48'0"**

**Loading Doors:**  
**(20) 8'6" x 9'8"**

**Drive-In Doors:**  
**(1) 13'8" x 13'8"**

**Lighting: High Bay**

**Electrical: 400 Amps 460/480 Volt 3 Phase**

**Sprinkler Design Density: ESFR**

### ESTIMATED EXPENSES

**R.E. Taxes: \$1.15 PSF**

**Insurance: \$0.32 PSF**

**2024 CAM: \$0.12 PSF**

**TOTAL ESTIMATED EXPENSES: \$1.59 PSF**

### Special Features

- Tilt-up Concrete Construction
- 140' deep Loading Court
- 60' Concrete Aprons
- Insulated Metal Overhead Doors
- 48+ Car Parking
- Supplemental Solar Power

11/15/2024

Properties shown by appointment only.

The information contained herein has not been verified, and no guarantee, warranty or representation is implied. Any projections, opinions, assumptions, or estimates shown are for example only and do not represent the current or future performance of the property herein.

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