

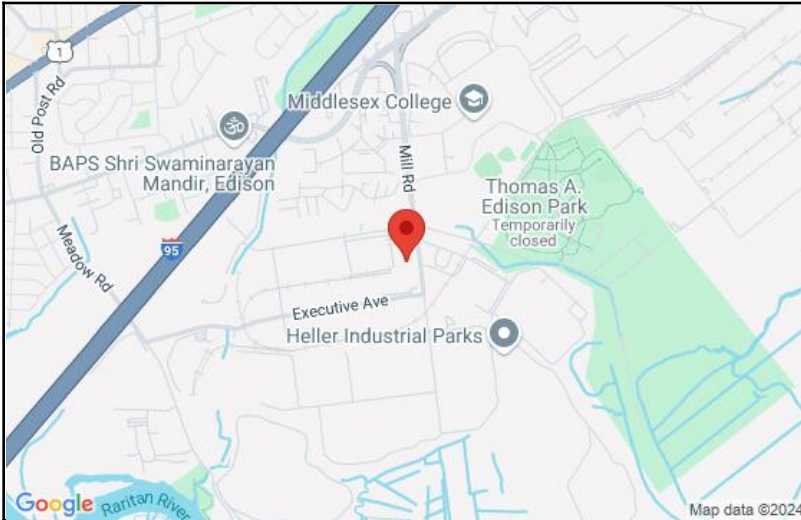


## Building Specifications

Available for Lease:

**50,688 SF**

200 Mill Road, Edison NJ



**Total Lease Area: 50,688 SF**

**Occupancy: 2/1/25**

**Office Area: 3,052 SF**

**Clear Height: 23' 8"**

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

**Loading Doors:**

(6) 8'0" x 9'8"

(2) 8'0" x 7'10"

(1) 9'11" x 9'10"

**Drive-In Doors:**

(1) 8'0" x 8'0"

**Rail Doors:**

(3) 10'0" x 10'0"

**Lighting: LED**

**Electrical: 600 Amps 460/480 Volt 3 Phase**

**Sprinkler Design Density: .644gpm/2,000 SF**

### ESTIMATED EXPENSES

**R.E. Taxes: \$1.13 PSF**

**Insurance: \$0.32 PSF**

**2024 CAM: \$0.12 PSF**

**TOTAL ESTIMATED EXPENSES: \$1.57 PSF**

### Special Features

- Free-Standing
- Fully Fenced
- Rail Available



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11/15/2024

Properties shown by appointment only.

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