

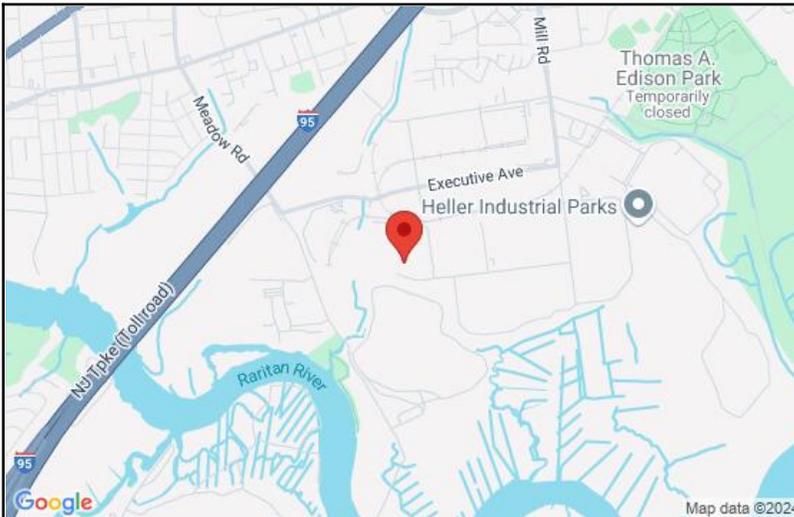


Building Specifications

Available for Lease:

269,362 SF

100 Saw Mill Pond Road, Edison NJ



Frederick Kurtz
fhkurtz@hellerpark.com

Total Lease Area: 269,362 SF

Occupancy: 9/1/25

Warehouse Area: 265,255 SF

Office Area: 4,107 SF

Clear Height: 36'

Column Spacing: 44'6" x 54'10"

Loading Doors:
(22) 8'6" x 9'8"
(6) 9'0" x 10'0"

Lighting: NEW LED

Electrical: 400 Amps 460/480 Volt 3 Phase

Sprinkler Design Density: ESFR

Trailer Parking: 30

ESTIMATED EXPENSES

R.E. Taxes: \$1.14 PSF

Insurance: \$0.32 PSF

2024 CAM: \$0.12 PSF

TOTAL ESTIMATED EXPENSES: \$1.58 PSF

Special Features

- Tilt-up Concrete Construction
- 120 Car Parking
- 37 Trailer Parking
- RACKS AVAILABLE FOR PURCHASE
- 39,000 Pallet Positions

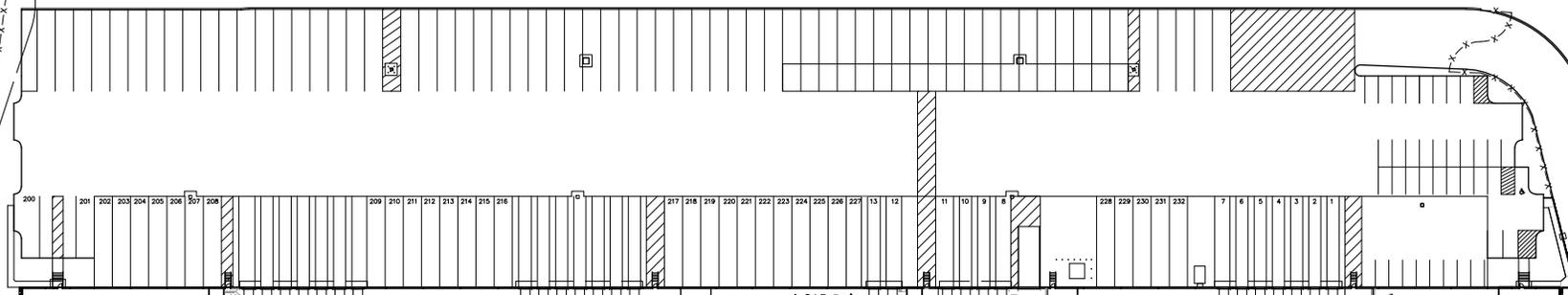
12/05/2024

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.
www.hellerpark.com

Heller Industrial Parks, Inc.
205 Mill Road, Edison NJ 08837
732-287-4880

L = 66.08'

S 83°10'40" E 908.37'



1,015.50'

LEASED TO OTHERS
269,361 SF

539M BUILDING

1015'-6"

(12) MASONRY BLOCK WALL
TIGHT TO UNDERSIDE OF ROOF DECK

200 SAW MILL POND ROAD

WAREHOUSE	
WAREHOUSE AREA	265,255 S.F.
OFFICE AREA	4,107 S.F.
TOTAL AREA	269,362 S.F.

(7) JUNCTION BOXES FOR BATTERY CHARGING STATIONS.

COMMON UTILITY RM

(3) JUNCTION BOXES FOR A BATTERY CHARGING STATIONS

(11) 8'-6" X 9'-8" O.H. DOORS W/ DOCK LEVERERS

(3) 8'-6" X 9'-8" O.H. DOORS W/ DOCK LEVERERS

OFFICE
4,107 S.F.

(4) 8'-6" X 9'-8" O.H. DOORS W/ DOCK LEVERERS

1,015.50'

13'-8" X 13'-8" O.H. DOOR W/ CONC. RAMP (FOR VEHICULAR USE ONLY)

(3) 8'-6" X 9'-8" O.H. DOORS W/ DOCK LEVERERS

(3) 9'-0" X 10'-0" O.H. DOORS W/ DOCK LEVERERS

(4) 8'-6" X 9'-8" O.H. DOORS W/ DOCK LEVERERS

APPROXIMATE LOCATION OF LADDER TO ROOF

4' WIDE SWING GATE

20' WIDE SLIDE GATE

6' HIGH CHAIN LINK FENCE

20' WIDE SLIDE GATE W/ MOTOR

18' WIDE SWING GATE

SAW MILL

EASEMENT LINE

CONSERVATION

18' WIDE SWING GATE

6' HIGH CHAIN LINK FENCE

S 89°47'11" E

586.02'

S 70°47'34" E