

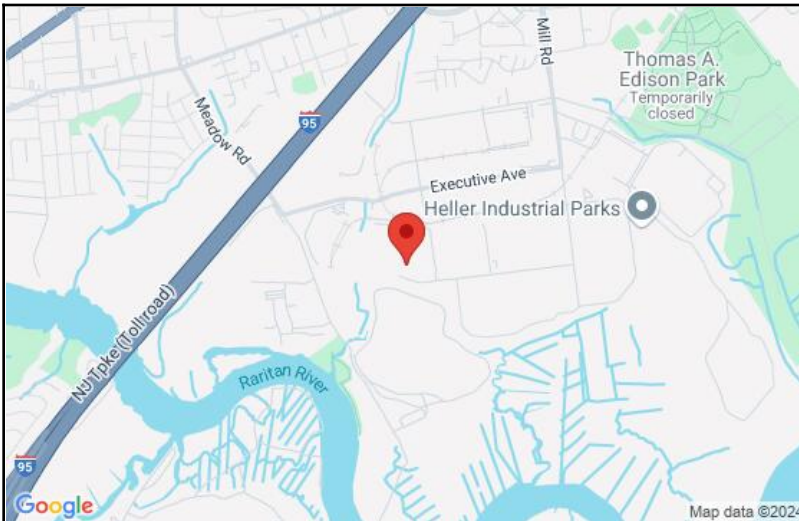


Building Specifications

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

S 70°47'34" E

LEASED TO OTHERS
269,361 SF

539M BUILDING

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 _____

--	--	--	--	--	--	--

TRANS.
GAS METER

FDC 8 HYD

586.02'

OFFICE
4,107 S.F.

1,015.50'

114

		(3)		
--	--	-----	--	--

APPROXIMATE
LOCATION OF
LADDER TO ROOF

13'-8"x13'-8" O.H. DOOR W/ CONC. RAMP
(FOR VEHICULAR USE ONLY)

— (3) 8'-6"X9'-8" O.H. DOORS W/ DOCK LEVELERS

✓ (3) 9'-0"x10'-0" O.H. DOORS W/ DOCK LEVELERS

(4) 8'-6"x9'-8" O.H. DOORS

W/ DOCK LEVELERS

4' W

20' WIDE SLIDE GATE

13

x | | | | | | | | | |

WIDE SLIDE GA

20' WIDE

18' WIDE SW

1. *Journal of the American Medical Association*, 1997; 277: 1001-1005.

SAW MI