



64 CARTER DRIVE
EDISON, NJ

62,250 SF
FOR LEASE

 **WAREHOUSE**

PROPERTY HIGHLIGHTS:

- Near major commercial arteries
- Ports of Newark and Elizabeth within 30 minutes
- Newark Airport within 30 minutes
- Port of Philadelphia within 1 hour
- Train Station within 5 minutes.
- Mixed use area consisting of office, retail and light industrial.
- Traffic light at corner of Carter Drive & Talmadge Road.



EXCLUSIVE AGENTS:

JON FREEMAN

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732.750.4444

NICK CARACAPPA

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609.578.0824



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PROPERTY INFORMATION

BUILDING SIZE:

62,250 SF on 14.48 Acres

OFFICE:

1,409 SF

PARKING:

Trailers: 15 spaces against building

Cars: 24 spaces

ZONING:

LI - Light Industrial

CEILING HEIGHT:

32'-0" Clear to underside of steel

FLOOR:

6" thick reinforced concrete laser leveled

EXTERIOR WALLS:

1'-0" thick precast concrete insulated wall panels

COLUMN SPACING:

45" x 49"

LOADING FACILITIES:

- (15) 8' x 10' vision panel doors with Tractor Trailer access
- Each dock equipped with 35,000 lb. manual dock leveler

SPRINKLER:

ESFR K-25 sprinklers at 25 psi each plus 250 gpm for hose streams

ELECTRIC:

1200 amps (120 volts/208 volts/480 volts – 3 phase)

HEATING:

(2) Cambridge direct gas fired units. Roof mounted. 100% outside air

FEATURES:

Clerestory windows, LED lighting



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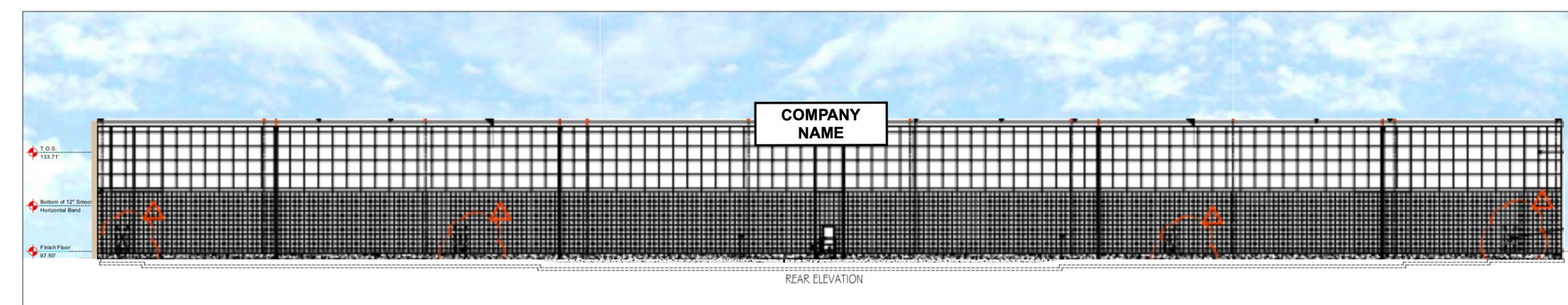
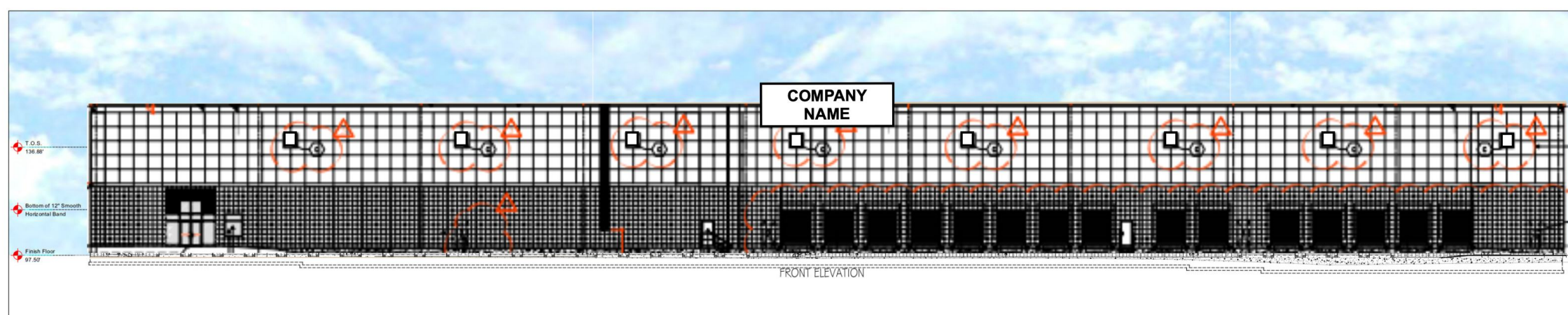
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FRONT ELEVATION



REAR ELEVATION



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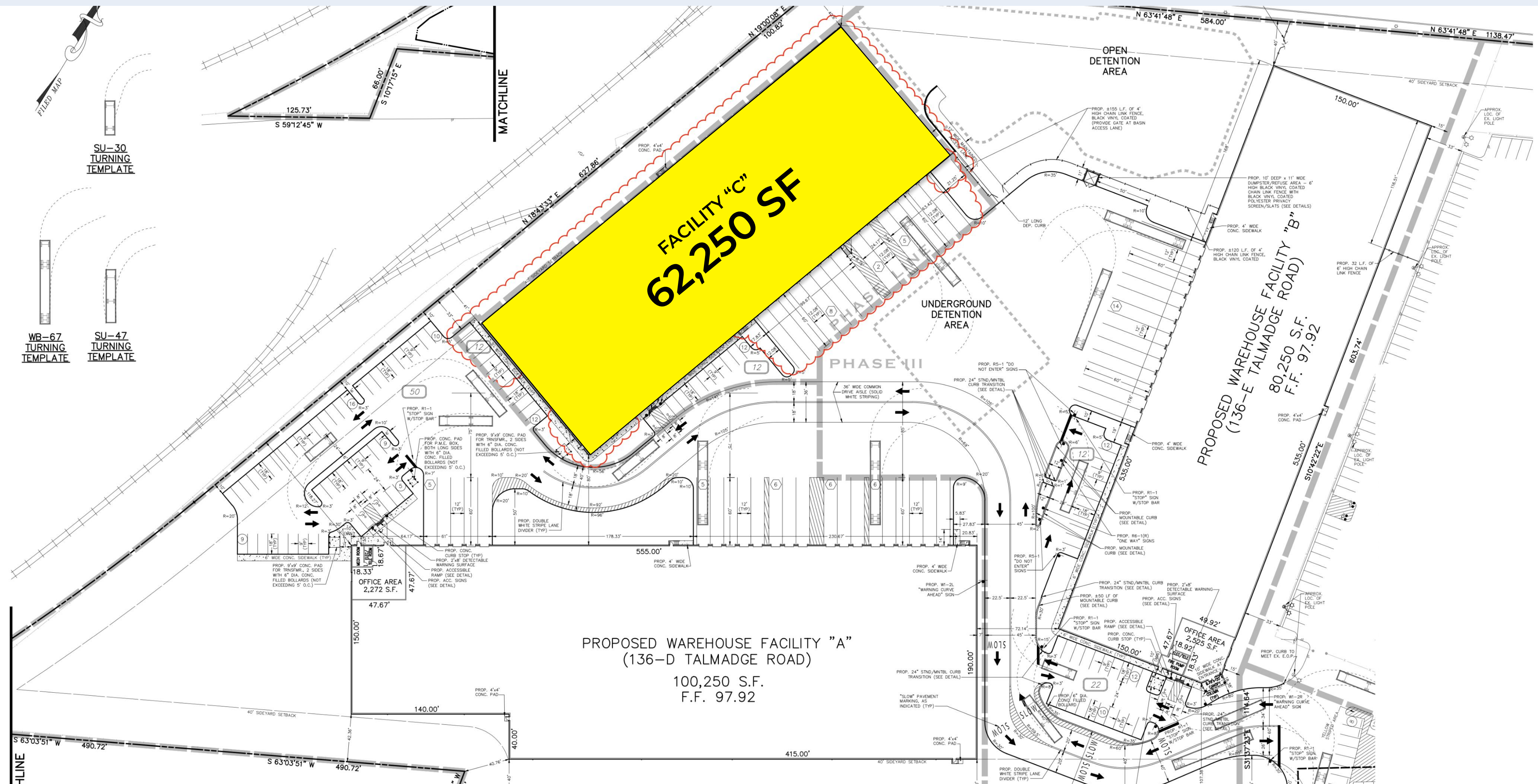
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SITE PLAN



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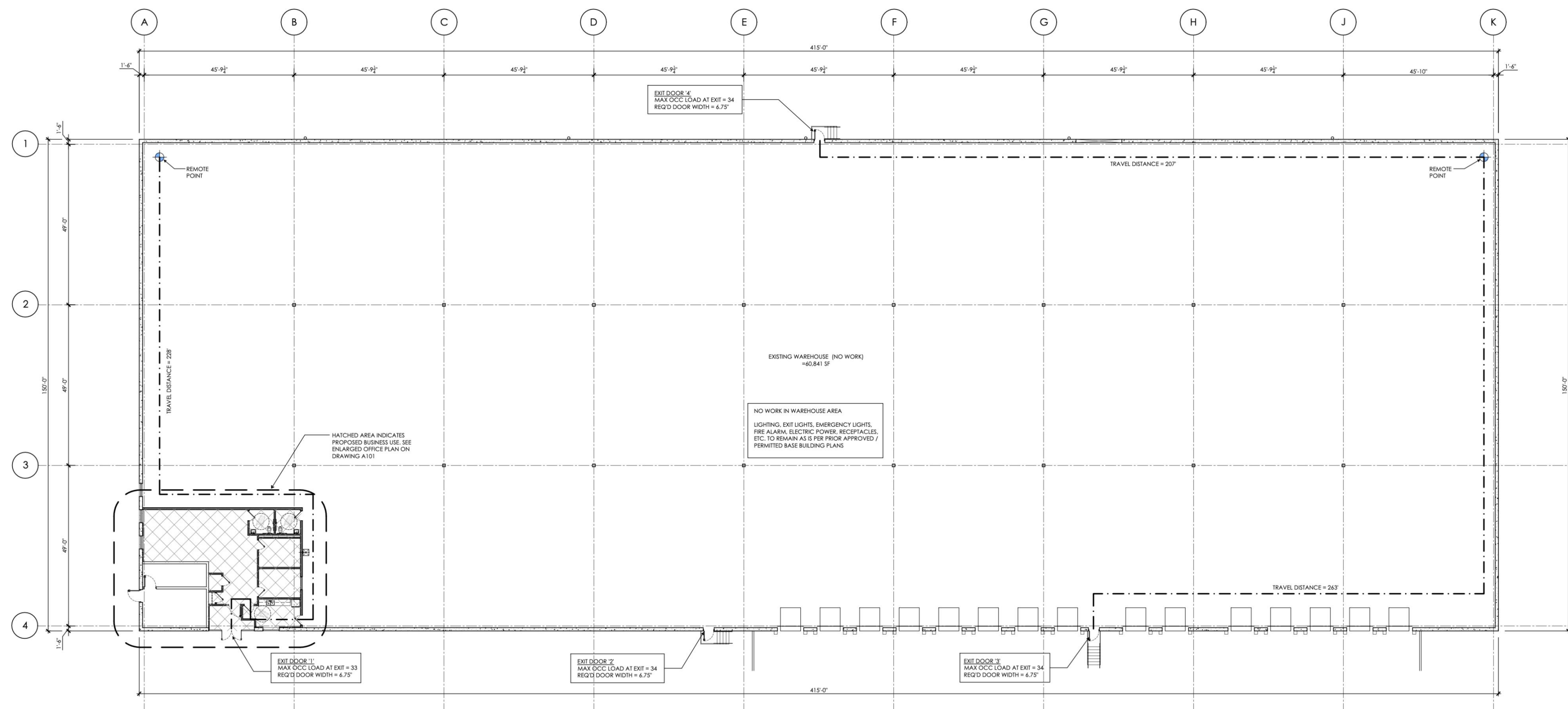
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FLOOR PLAN



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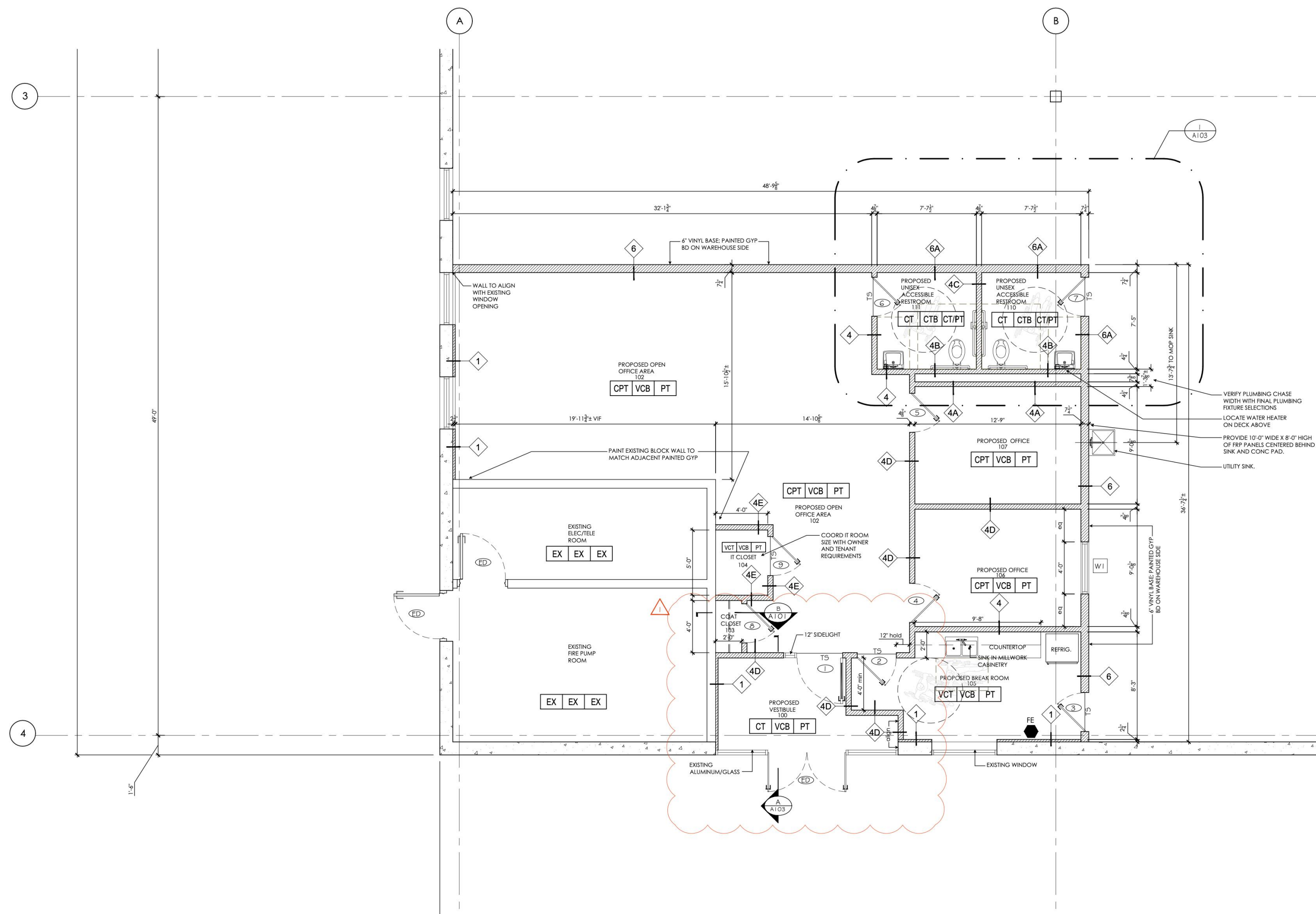
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FLOOR PLAN: OFFICE



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TRAVEL & TENANTS MAP



TRAVEL ROUTES:

Located at the corner of Talmadge Road and Carter Drive in densely populated Edison, New Jersey. Minutes from I-287, with easy access to Routes 1 & 27 and Exit 10 of the NJ Turnpike.



AREA TENANTS:

Near Rutgers University and major employers including J&J World Headquarters, Bristol-Myers Squibb, and Robert Wood Johnson University Hospital. In addition, currently under construction is the HELIX which is the largest investment in life sciences and medical education in the State with Nokia Bell Labs already committed for 350,000 square feet of R&D facilities.



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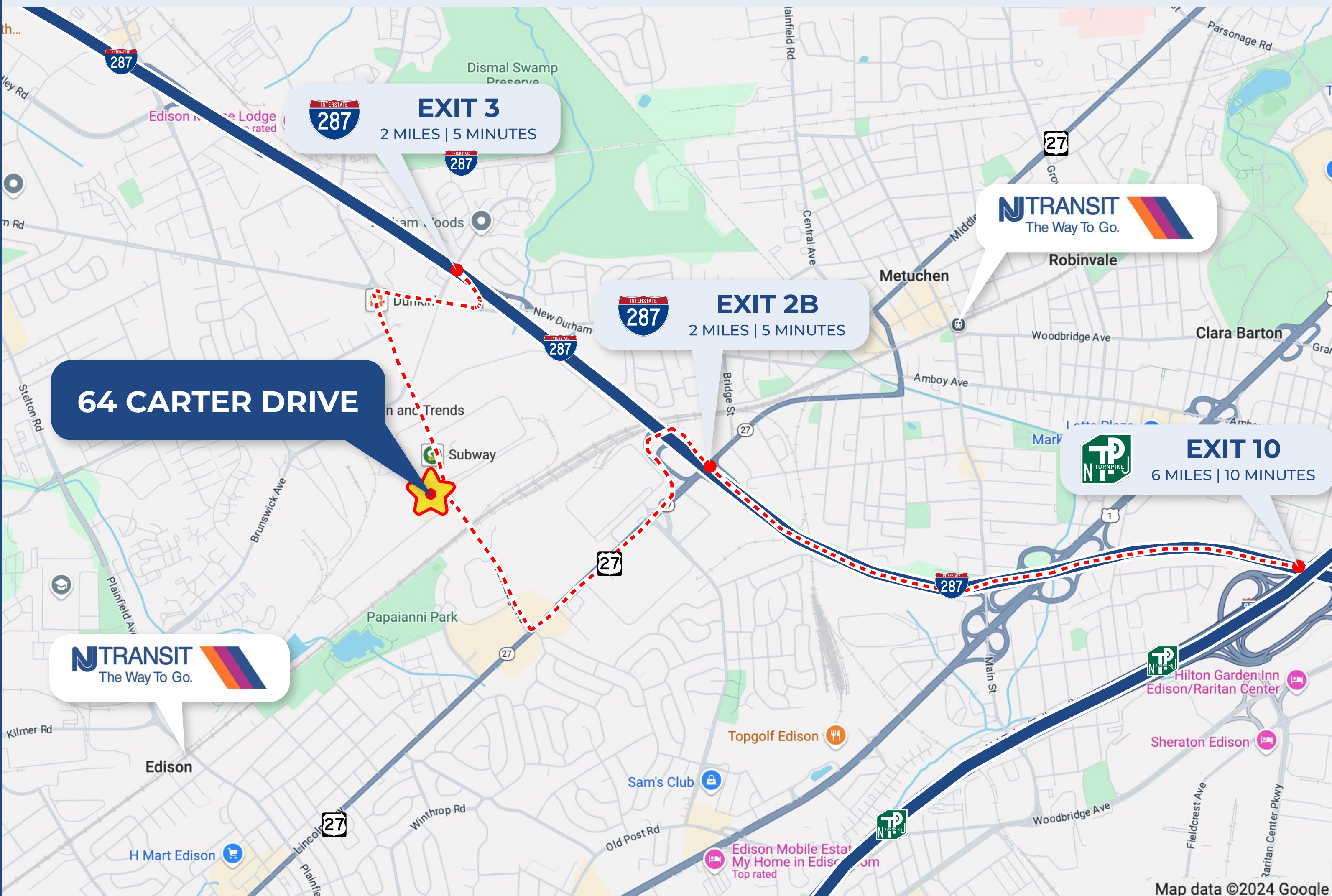
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ACCESS MAP & LABOR STATISTICS



LABOR MARKET

Middlesex County has the highest labor force per square mile in the State. New Brunswick has a prominent workforce with a large labor supply of unskilled and semi-skilled workers.

NONAGRICULTURAL WORKFORCE

1,009,200

Size of New Brunswick's nonagricultural workforce.

WAREHOUSE EMPLOYEES

15%

Increase in the workforce over the past five years.

\$19.57

Hourly wages on average.

FORKLIFT DRIVERS

15%

Increase in the workforce over the past five years.

\$22.10

Hourly wages on average.



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FOR MORE INFORMATION VISIT:
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