



**The
Blau
&
Berg
Company**

COMMERCIAL/INDUSTRIAL/OFFICE REAL ESTATE SERVICES
830 Morris Turnpike, 2nd Floor, Short Hills, NJ 07078
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1 Nixon Lane
Edison, New Jersey

30-Door Truck Terminal on ±3.52 Acres
Sale



Block 397, Lot 1.B2

Property Description

- **Building:** 1-Story Masonry Building
- **Built:** 1993
- **RBA:** ±10,000 SF
- **Loading:** 50' Cross Dock
- **Drive-Ins:** 8' x 10' High
- **Utilities:** Natural Gas Heating, Sewer, City Water
- **Amenities:** Fenced Lot
- **Column Spacing:** Clear Span
- **Ceiling Heights:** 11' & 12'
- **Zoning:** Light Industrial
- **Taxes:** \$68,499 (Year 2016)
- Sale:** \$3,200,000
- Lease:** The property is leased until 3/14/20 with one, five-yr. option (lease rate to be negotiated). Current Partial Gross Lease Rates: \$21,000/mo. thru mo. 36 \$22,000/mo., mos. 37-60



For additional information or to arrange for an inspection,
please contact the following exclusive broker:

Kenneth F. Crimmins, CCIM, SIOR

Chairman & CEO

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