

570,100 SF FOR LEASE

549 MILL ROAD

EDISON, NEW JERSEY 08837



HIGH-PERFORMANCE INDUSTRIAL SPACE FOR HIGH-PERFORMANCE OPERATIONS



CBRE



ACCELERATE PERFORMANCE

Total Building Size	570,100 SF
Land Area	41.20 acres
Building Dimensions	600' x 930'
Spec Office Size	12,100 SF (two-story)
Year Built	2014
Clear Height	36'
Column Spacing	50' x 48' (60' speed bays)
Dock Doors	101 (9' x 10') cross-dock with Bumpers, 30,000 lb mechanical levelers, vinyl seals
Drive-in Doors	4 (12' x 14')
Truck Court	140'
Car Parking	193 spaces
Trailer Parking	124 spaces
Additional Parking	1.5 Acres
Power	4,000 amps
Sprinklers	ESFR
Lighting	LED
Utilities	Warehouse: 4 roof mounted Cambridge units Office: gas fired hanging heaters
Elevator	1 hydraulic elevator with 1,500 lb capacity



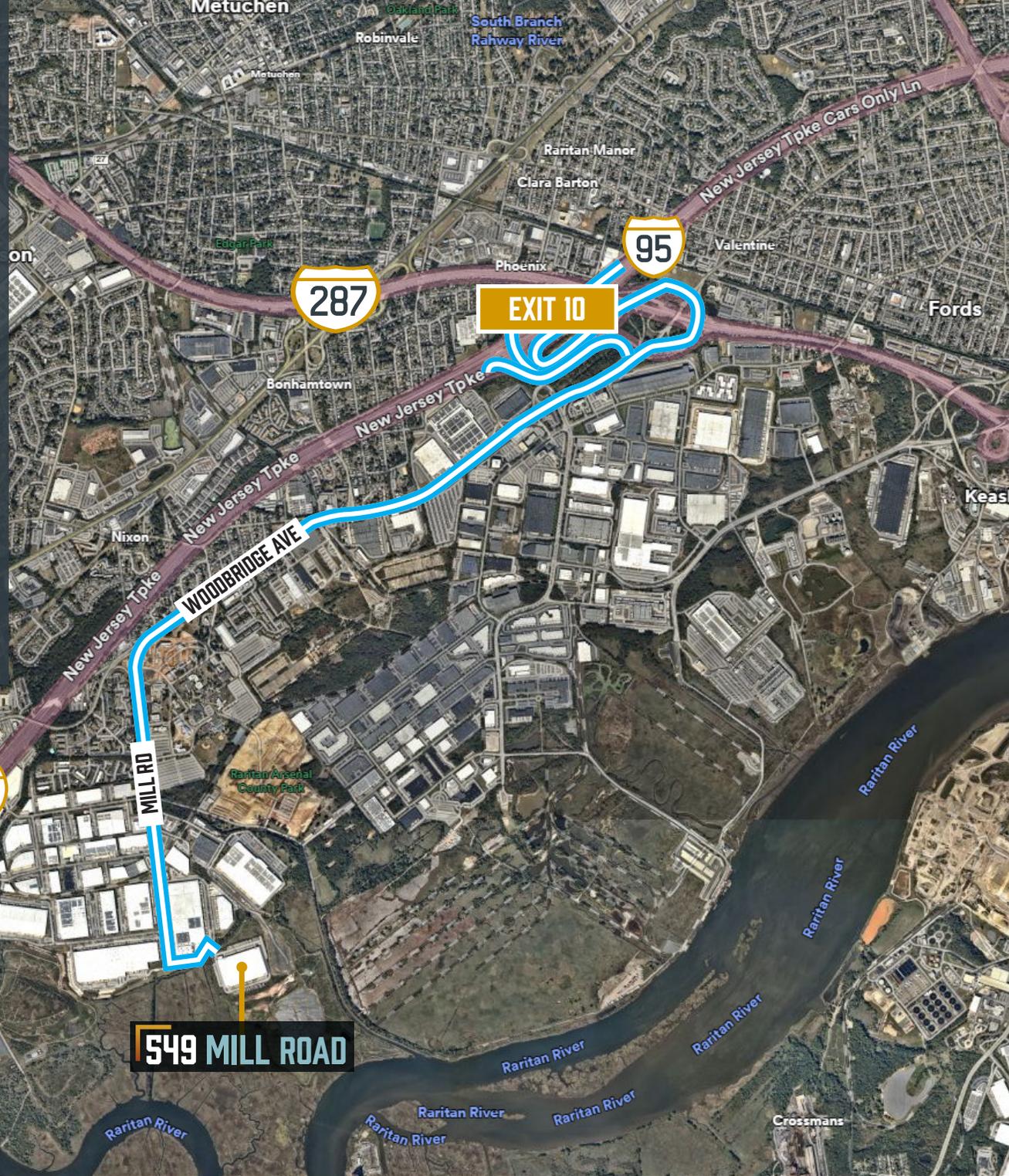
POWER GROWTH

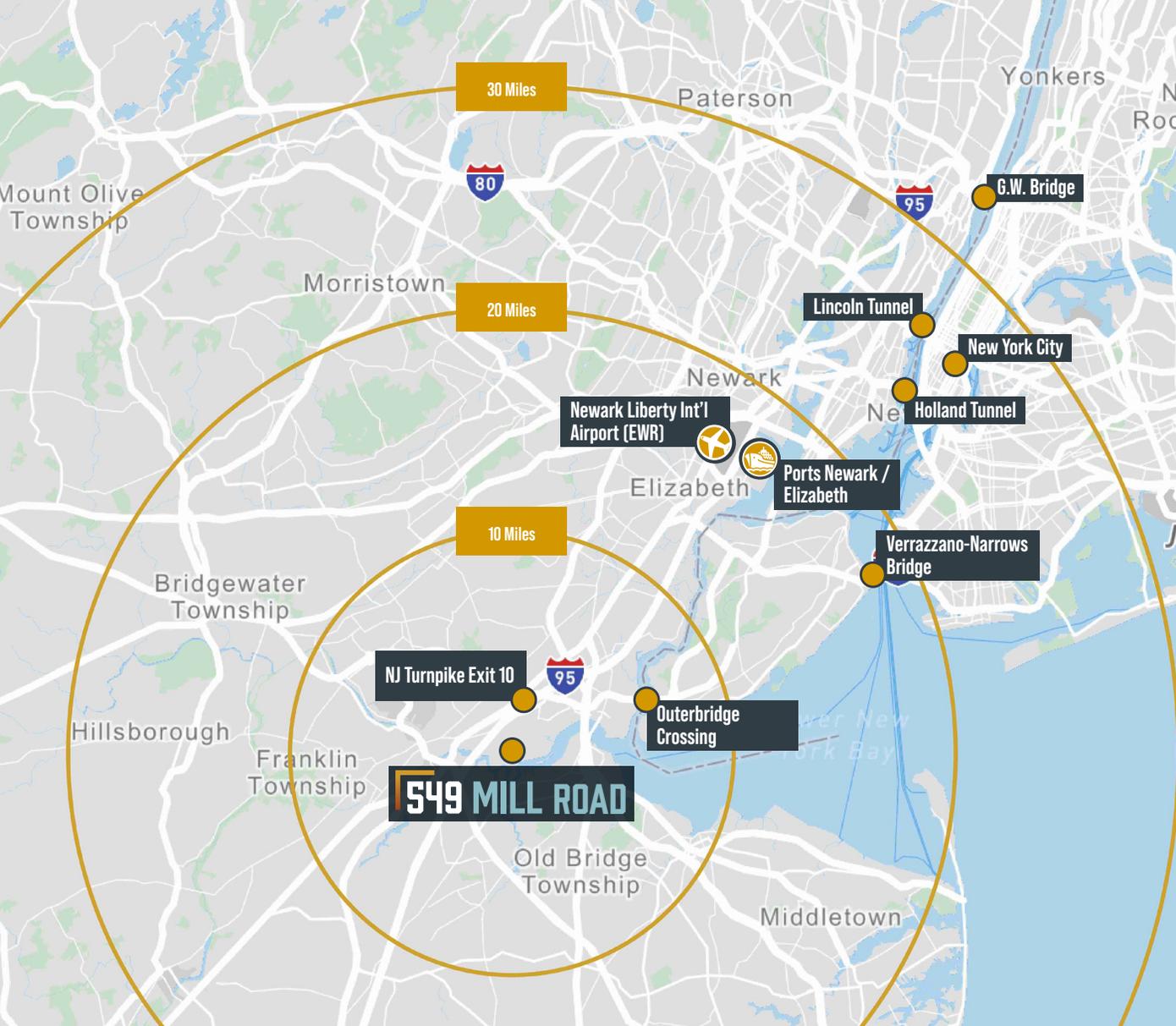
ADDITIONAL ±5.2 ACRES DROP LOT AVAILABLE
AT PROLOGIS EDISON VIA NIXON LANE



PRIME NJ TURNPIKE ACCESS

LOCATED ONLY 4 MILES FROM NJ
TURNPIKE EXIT 10 AND SEAMLESSLY
LINKED TO I-287, THE PROPERTY SITS
AT THE CENTER OF EDISON'S LOGISTICS
NETWORK OPTIMIZING BOTH REGIONAL
AND LAST-MILE DISTRIBUTION





MAXIMIZE REACH

- NJ Turnpike Exit 10 4 Miles / 8 Min
- Outerbridge Crossing 9 Miles / 15 Min
- Newark Liberty Int'l Airport 20 Miles / 27 Min
- Ports Newark & Elizabeth 24 Miles / 40 Min
- Verrazzano-Narrows Bridge 27 Miles / 38 Min
- Holland Tunnel 30 Miles / 42 Min
- Lincoln Tunnel 34 Miles / 50 Min
- George Washington Bridge 41 Miles / 50 Min

POPULATION REACH

10,274,483
 CURRENT POPULATION
 within a 30 mile radius



PRIME EDISON LOGISTICS HUB WITH EXCEPTIONAL REGIONAL REACH AND JUST 4 MILES FROM NJ TURNPIKE EXIT 10 FOR FAST ACCESS ACROSS THE TRI-STATE

570,100 SF FOR LEASE
549 MILL ROAD
EDISON, NEW JERSEY 08837



HIGH-PERFORMANCE INDUSTRIAL SPACE FOR HIGH-PERFORMANCE OPERATIONS

CBRE

Thomas F. Monahan
Vice Chairman
+1 201 712 5610
thomas.monahan@cbre.com

Chad Hillyer
Executive Vice President
+1 201 712 5655
chad.hillyer@cbre.com

Kevin Dudley
Vice Chairman
+1 201 712 5837
kevin.dudley@cbre.com

Larry Schifffenhaus
Vice Chairman
+1 201 712 5809
larry.schifffenhaus@cbre.com

Brian Golden
Executive Vice President
+1 201 712 5607
brian.golden@cbre.com

Nicholas Klacik
Executive Vice President
+1 201 712 5615
nicholas.klacik@cbre.com



© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.