

570,100 SF FOR LEASE

549 MILL ROAD

EDISON, NEW JERSEY 08837



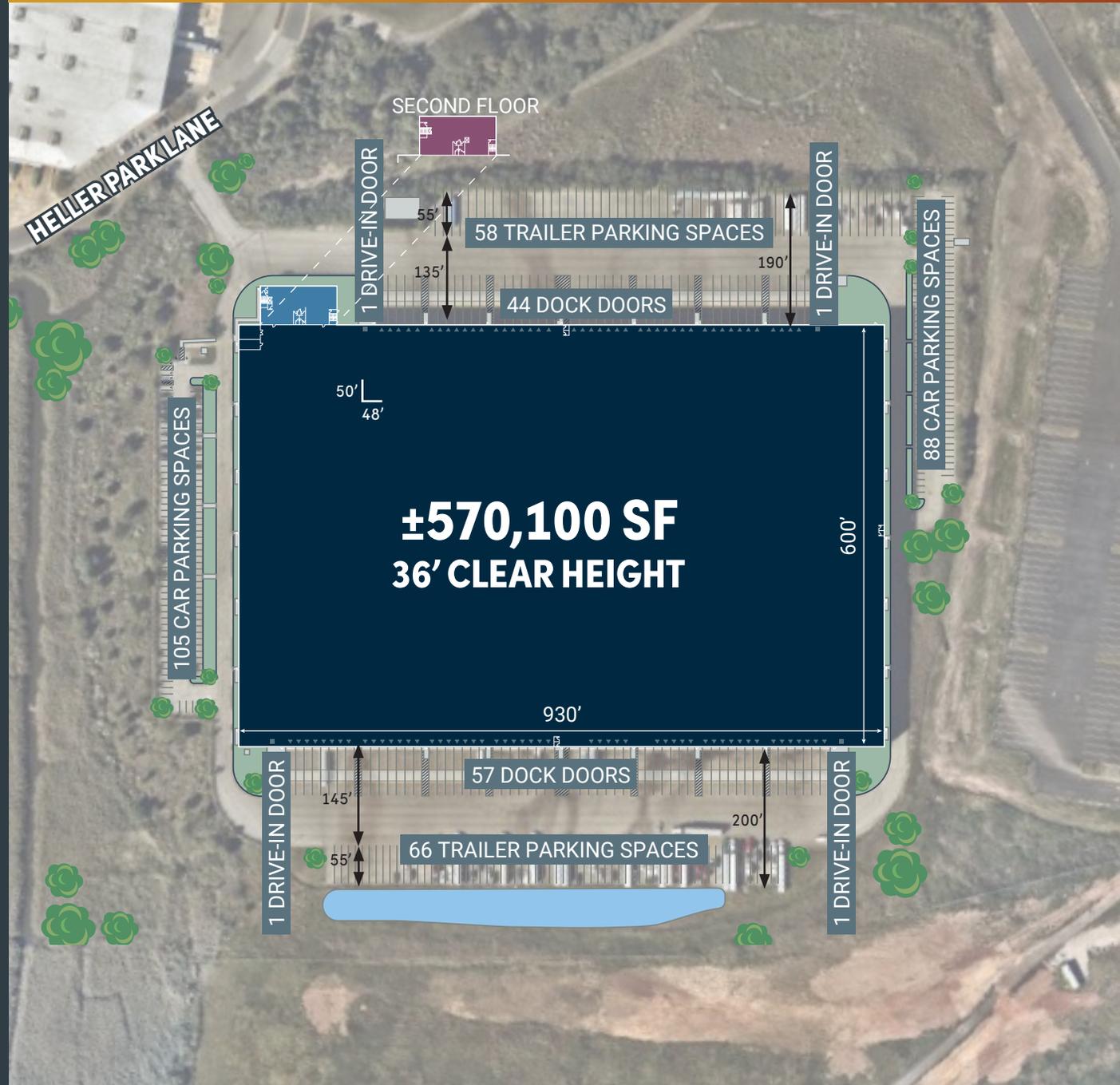
Q4 2026 OCCUPANCY | HIGH-PERFORMANCE SPACE FOR HIGH-PERFORMANCE OPERATIONS



ACCELERATE PERFORMANCE

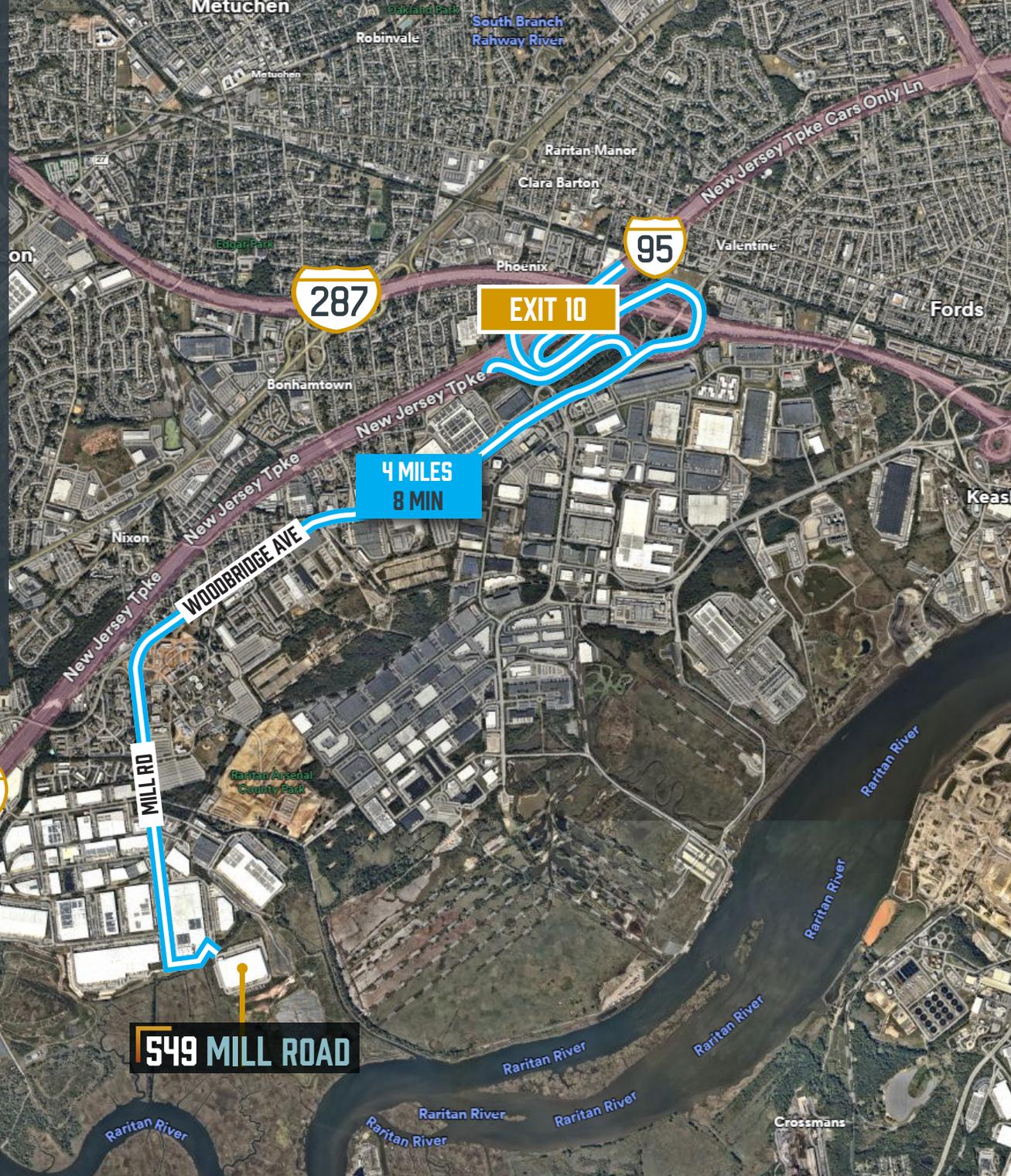
Total Building Size	570,100 SF
Land Area	41.20 acres
Building Dimensions	600' x 930'
Spec Office Size	12,100 SF (two-story)
Year Built	2014
Clear Height	36'
Column Spacing	50' x 48' (60' speed bays)
Dock Doors	101 (9' x 10') cross-dock with Bumpers, 30,000 lb mechanical levelers, vinyl seals
Drive-in Doors	4 (12' x 14')
Truck Court	140'
Car Parking	193 spaces
Trailer Parking	124 spaces
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

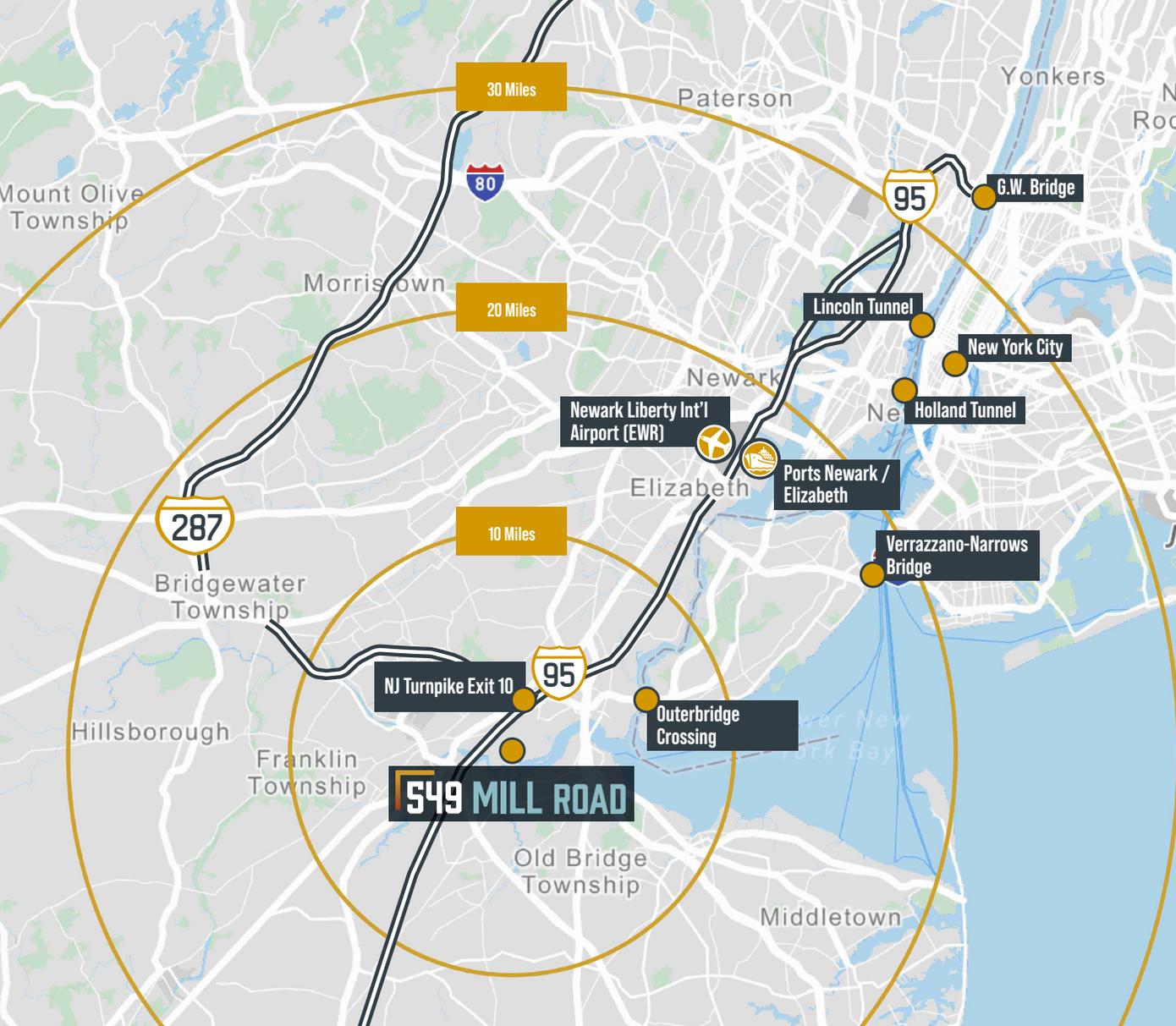
Q4 2026 OCCUPANCY



IMMEDIATE 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

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CONTACT US FOR MORE INFORMATION OR TO SCHEDULE A TOUR!

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