

IMMEDIATE OCCUPANCY FOR LEASE

±30,657 SF WITH ±1.5 ACRES OF PARKING //IOS

# 1000

NEW DURHAM ROAD

EDISON, NJ 08817



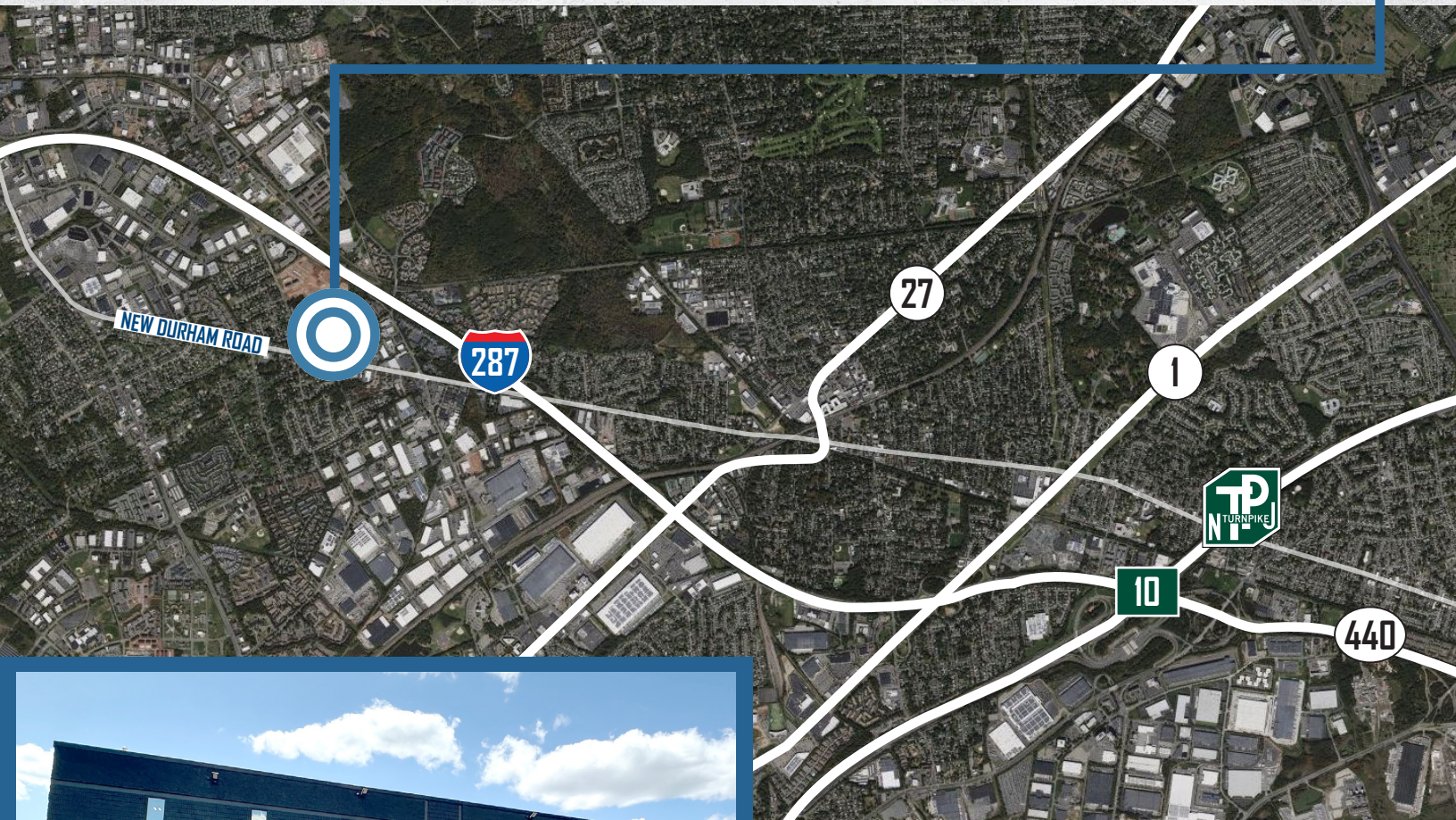
SEPARATE DRIVE ISLES  
FOR TRUCKS & CARS



ABILITY TO SECURE



ESFR SPRINKLER



1 MILE TO ROUTE 287



1000NEWDURHAMROAD.COM

SITEX  
GROUP

CBRE



# 1000

NEW DURHAM ROAD

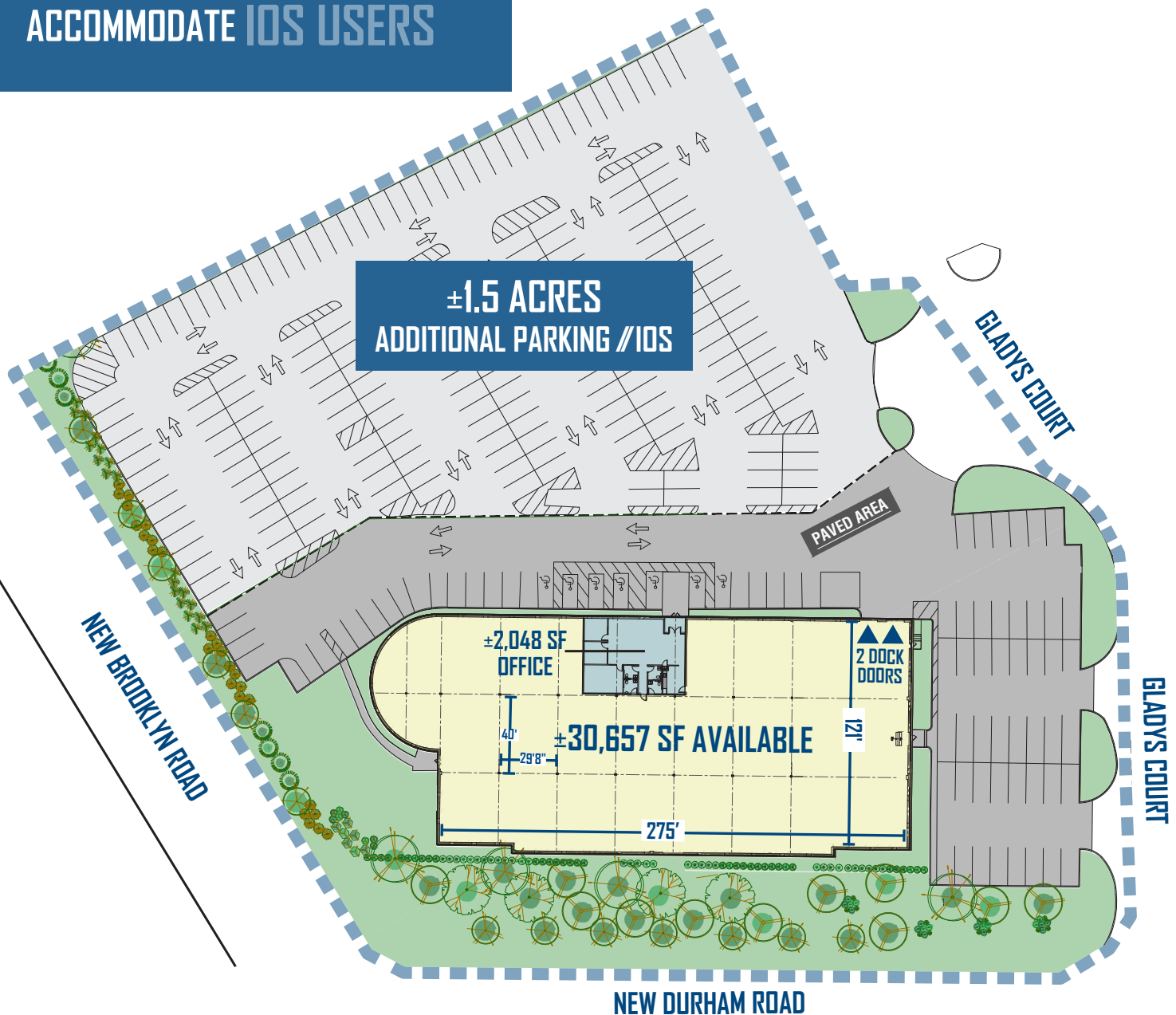
EDISON, NJ 08817

PROVISIONS CAN BE MADE  
FOR DRIVE-IN DOORS TO  
ACCOMMODATE IOS USERS

## IMMEDIATE OCCUPANCY FOR LEASE

±30,657 SF WITH ±1.5 ACRES OF PARKING //IOS

- ±30,657 SF total size
- ±2,048 SF office
- ±1.5 acres of parking//IOS
- 20' clear ceiling height
- 40' x 29'8" column spacing
- 2 dock doors
- ESFR sprinkler system
- LED lighting
- New roof
- 600 amps, 480/277 volt, 3 phase
- Light Industrial zoned



# 1000

NEW DURHAM ROAD

EDISON, NJ 08817

IMMEDIATE OCCUPANCY FOR LEASE

±30,657 SF WITH ±1.5 ACRES OF PARKING //10S



1 MILE TO ROUTE 287



5 MILES TO INTERCHANGE 10 OF  
THE NEW JERSEY TURNPIKE



35 MILES TO MIDTOWN MANHATTAN

OUTERBRIDGE CROSSING	10 MILES
NEWARK LIBERTY INT'L AIRPORT	21 MILES
PORTS NEWARK / ELIZABETH	25 MILES
VERRAZZANO-NARROWS BRIDGE	26 MILES
HOLLAND TUNNEL	30 MILES
LINCOLN TUNNEL	35 MILES
G.W. BRIDGE	40 MILES





# 1000

NEW DURHAM ROAD

EDISON, NJ 08817

IMMEDIATE OCCUPANCY FOR LEASE

±30,657 SF WITH ±1.5 ACRES OF PARKING // IDS

SUPERB ACCESS TO ROUTE 287  
AND THE NEW JERSEY TURNPIKE



5 MILES TO NEW JERSEY TURNPIKE INTERCHANGE 10

1 MILE TO ROUTE 287

DURHAM ROAD

NEW DURHAM ROAD

UNPARALLELED CONNECTIVITY  
FOR BUSINESSES SEEKING EFFICIENT  
LOGISTICS AND IDS SOLUTIONS



## CBRE

### CONTACT US

**THOMAS F. MONAHAN**

Vice Chairman

o +1 201 712 5610

c +1 973 568 6614

thomas.monahan@cbre.com

**LARRY SCHIFFENHAUS**

Executive Vice President

o +1 201 712 5809

c +1 201 532 5092

larry.schiffenhaus@cbre.com

**BRIAN GOLDEN**

Executive Vice President

o +1 201 712 5607

c +1 732 284 8451

brian.golden@cbre.com

**ANDREW GUNST**

Senior Associate

o +1 201 712 5649

c +1 908 642 1415

andrew.gunst@cbre.com

**EVAN BERNARD**

Vice President

o +1 201 712 5646

c +1 973 525 7886

evan.bernard@cbre.com

1000NEWDURHAMROAD.COM

© 2025 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.

**SITEX**  
GROUP