

www.39Edgeboro.com

**CONSTRUCTION
COMPLETE**

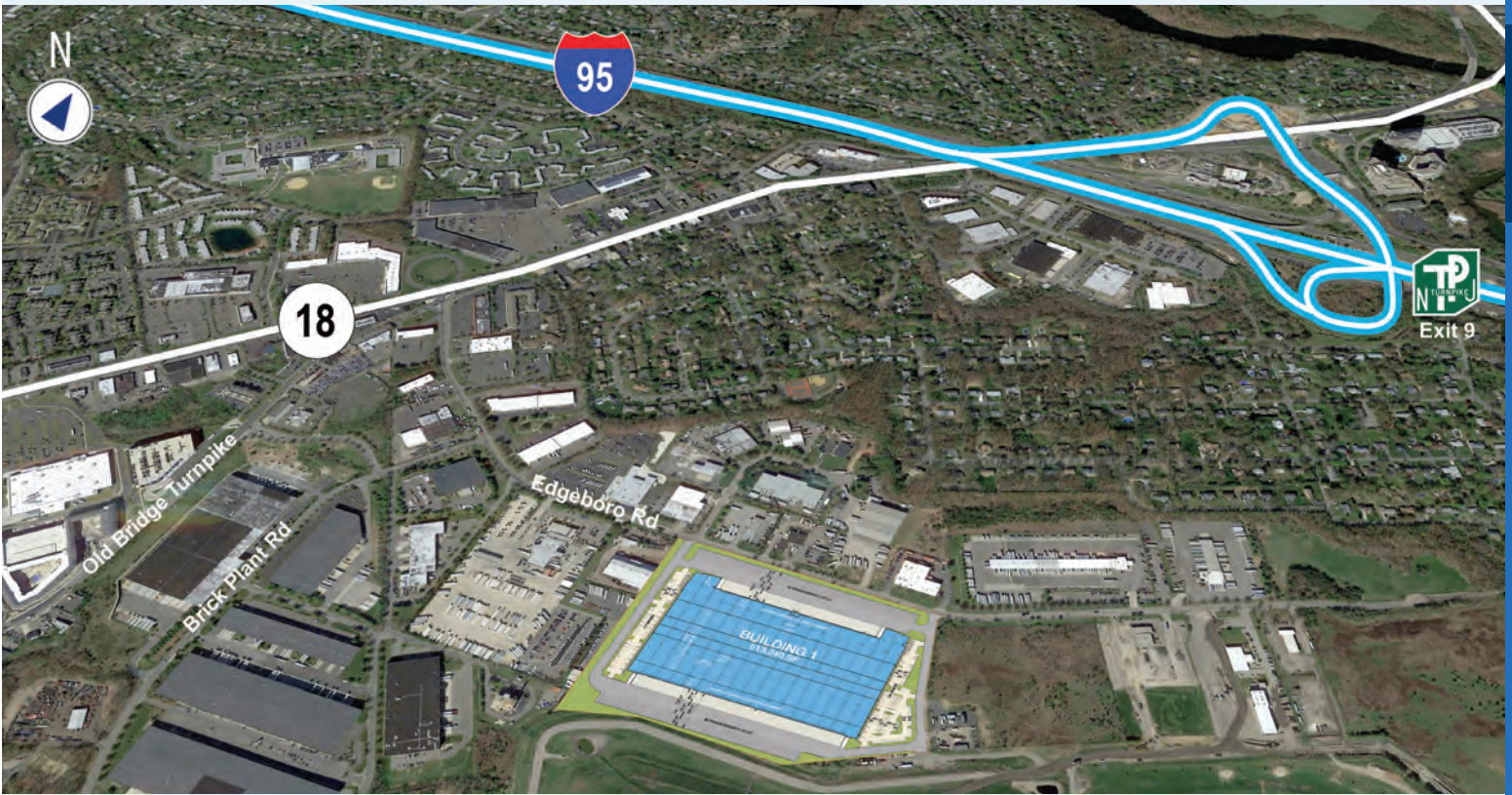


39 EDGEBORO ROAD
513,240 SF

39 Edgeboro Road, East Brunswick, NJ 08816

www.39Edgeboro.com
www.idilogistics.com

 **IDI Logistics**



39 Edgeboro Road is a premier logistics campus with excellent access to I-95 making it an ideal location for local, regional and national distribution.

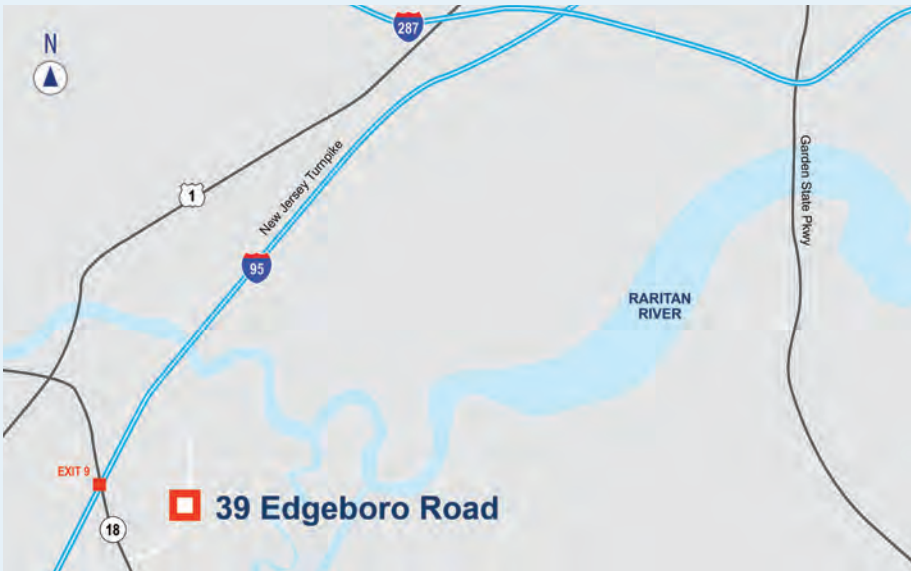


- 30-year PILOT Tax Abatement
- Urban Enterprise Zone; Opportunity Zone
- Within one-day drive of 60% of the U.S. population
- Construction complete



IDI Logistics is a leading developer and manager of logistics real estate in the U.S. The fully-integrated logistics platform has a long track record of speculative development, build-to-suits and value-add acquisitions.

We are dedicated to serving our customers with exceptional quality and service.



METRO AREA

- HWY 18 0.6 miles
- I-95 (NJ Turnpike) 1.8 miles
- I-287 7.8 miles
- Holland Tunnel Entry 33 miles
- Lincoln Tunnel Entry 34.6 miles

AIR

- Newark Airport (EWR) ... 23.7 miles
- Teterboro Airport 38.7 miles

INTERMODAL

- Norfolk Southern 23.4 miles
- Port of Newark..... 28.6 miles
- CSX 29 miles
- Port of New York..... 36.3 miles

www.39Edgeboro.com

For more information, or to set up a tour, please contact:



Thomas F. Monahan
+1.201.712.5610
thomas.monahan@cbre.com

Stephen D'Amato
+1.201.712.5616
stephen.damato@cbre.com

Larry Schifffenhaus
+1.201.712.5809
larry.schifffenhaus@cbre.com

Bob Stephens
+1.859.663.2884
robert.stephens@idilogistics.com

513,240 available square feet

AVAILABLE: 513,240 SF

OFFICE SPACE: Build-to-suit

LOT SIZE: 45.21 acres

New Construction Now Leasing Modern Bulk Warehouse

CLEAR HEIGHT: 40'

AUTO PARKING: 281 spaces

TRAILER PARKING: 150 stalls

DOCKS: 108

DRIVE-IN DOORS: 4

TRUCK COURT: 185' - 190'

FLOOR SYSTEM: 6" Ductilecrete

ROOF SYSTEM: 60-mil TPO roof

FIRE SPRINKLER: ESFR

POWER 3,000 amp

ALL DOCKS INSTALLED & EQUIPPED

