

FOR SALE

147,763 SF on 9.95 Acres

20 KILMER RD, EDISON, NJ 08817

AVAILABLE IMMEDIATELY



ONE OF ONE
OPPORTUNITY



FREE-STANDING
HEADQUARTERS
FACILITY



1 ACRE
OF TRAILER
PARKING



MODERN
SHOWROOM/
OFFICE SPACE



HIGHLY
SOUGHT-AFTER
EXIT 10 LOCATION



GREAT
LABOR
POOL

KBCADVISORS

MICHAEL KIMMEL

+1 410 241 1815

michael.kimmel@kbcadvisors.com

JOE VACCA

+1 804 475 6427

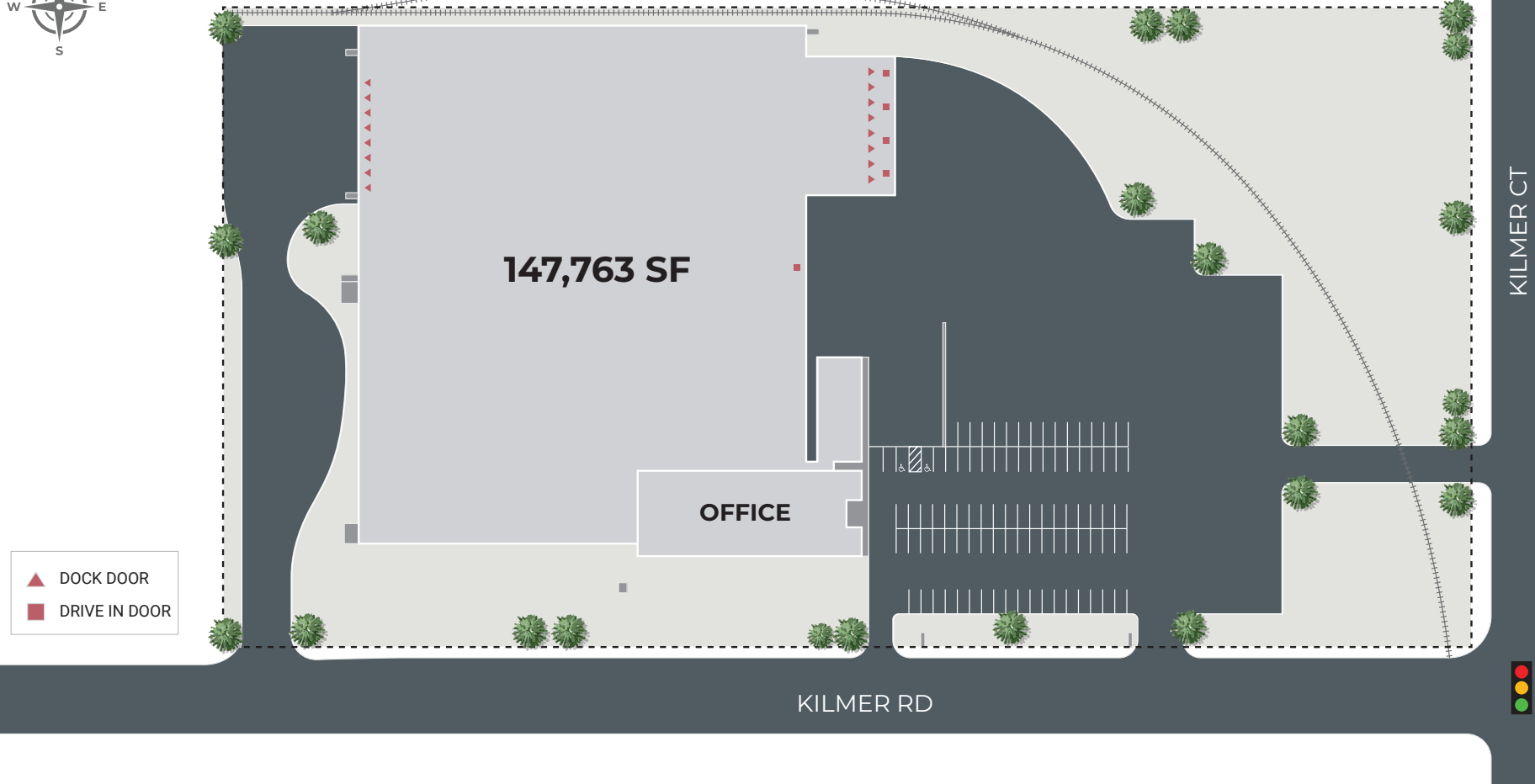
joe.vacca@kbcadvisors.com

KBC ADVISORS | NJ OFFICE

90 Woodbridge Center Drive, Suite 110

Woodbridge, NJ 07095

Property Specifications



147,763 SF
Available

±1
Acre Paved Yard

16 DOCK DOORS
8 Exterior, 8 Interior

NEW ROOF
6/2019 – 20 Year Warranty

NEW LED
Lighting

9.95
Acres

24'
Clear Height

1
Drive-In Door / 12' W x 14' H

±2,000 AMPS
Power

\$1.24 PSF
Below Market Taxes

20 KILMER RD, EDISON, NJ 08817

Corporate Neighbors



NJTRANSIT
The Way To Go.
Edison Station

GXO

**UNITED STATES
POSTAL SERVICE**

xylem

amazon

JW
JW Fulfillment

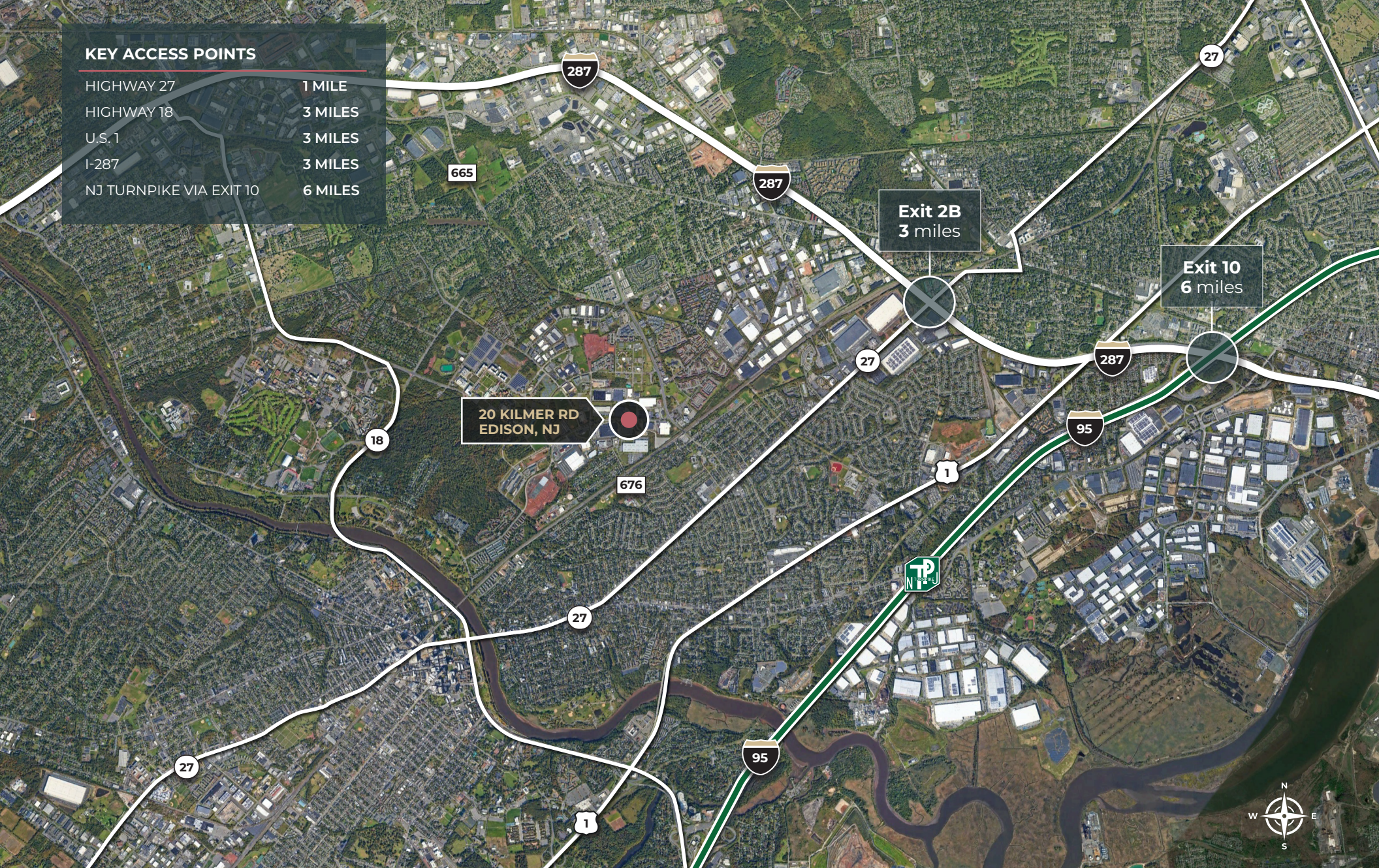
20 KILMER RD



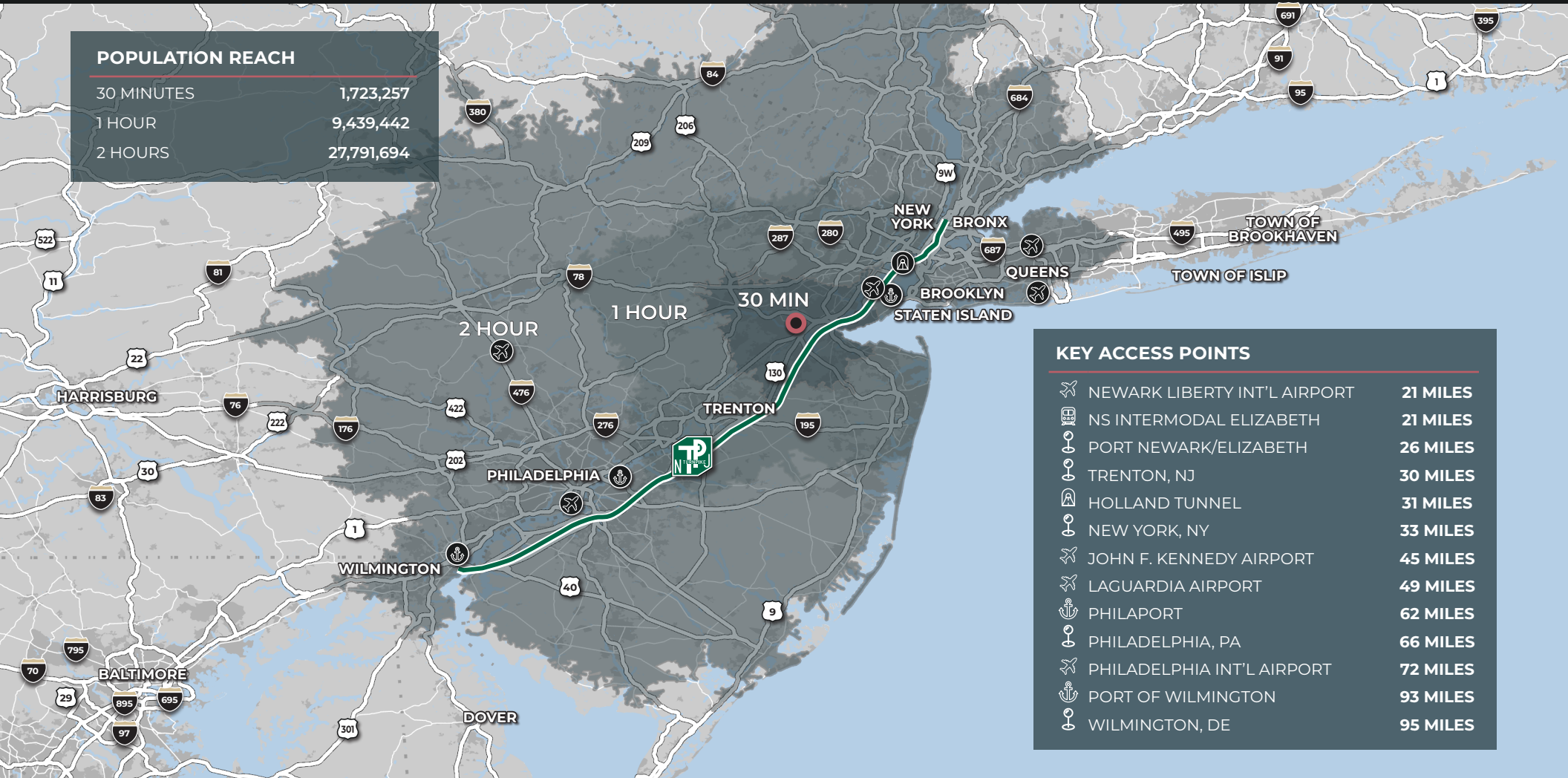
Location Overview

KEY ACCESS POINTS

HIGHWAY 27	1 MILE
HIGHWAY 18	3 MILES
U.S. 1	3 MILES
I-287	3 MILES
NJ TURNPIKE VIA EXIT 10	6 MILES



Premier Regional Connectivity



POPULATION REACH	
30 MINUTES	1,723,257
1 HOUR	9,439,442
2 HOURS	27,791,694

KEY ACCESS POINTS	
	NEWARK LIBERTY INT'L AIRPORT 21 MILES
	NS INTERMODAL ELIZABETH 21 MILES
	PORT NEWARK/ELIZABETH 26 MILES
	TRENTON, NJ 30 MILES
	HOLLAND TUNNEL 31 MILES
	NEW YORK, NY 33 MILES
	JOHN F. KENNEDY AIRPORT 45 MILES
	LAGUARDIA AIRPORT 49 MILES
	PHILAPORT 62 MILES
	PHILADELPHIA, PA 66 MILES
	PHILADELPHIA INT'L AIRPORT 72 MILES
	PORT OF WILMINGTON 93 MILES
	WILMINGTON, DE 95 MILES

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