

510 AT METROPARK

510 Thornall Street | Edison, NJ



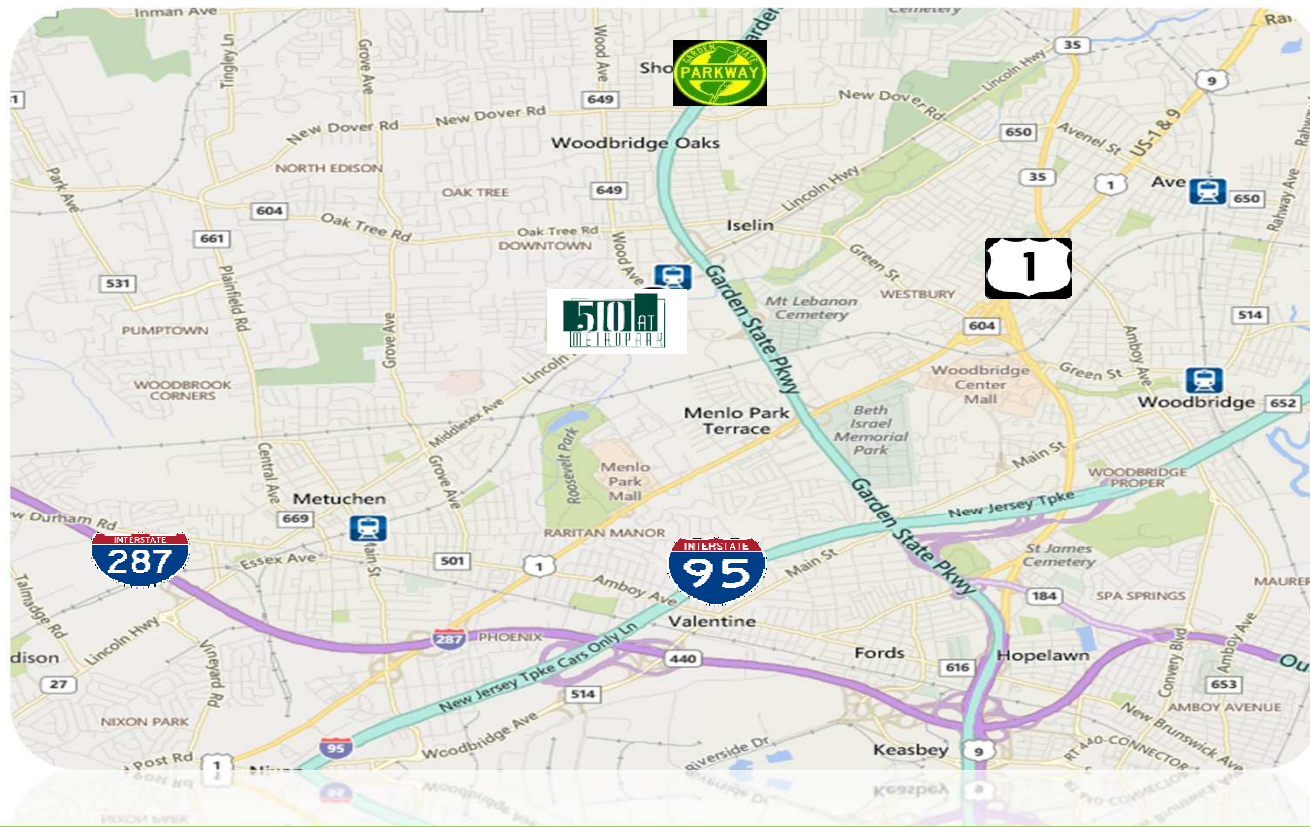
BUILDING SPECS

County:	Middlesex County	Elevators:	Two passenger elevators
Owner:	510 Venture, LLC	Life Safety:	Fire alarms, emergency lighting. Sprinklered. Manual pull stations, horn/stroble alarms, central monitoring, smoke detectors throughout, fire standpipes
Year Built:	Built 1984, Renovated 2011	Telecommunications:	TI, Cable, DSL, Verizon Fios. Service Providers - Verizon, AT&T, CableVision, Lightpath.
Class:	Class A	On-site amenities:	On-site management, Vending, UPS & FedEx Drop-off.
Building size:	Approximately +/- 65,000 rsf	Loss factor:	Approximately 15.0%.
Floors:	Five (5)	Area amenities:	Located in close proximity to the Menlo Park Mall, retail shopping and a variety of restaurants.
Floor size:	+/- 21,450 rsf		
Parking:	500 surface spaces/200 covered spaces Ratio of (3.5/1000 rsf)		
Building Hours:	8:00 am to 6:00 pm Monday - Friday 9:00 am to 1:00 pm on Saturday (excluding Holidays)		
Security:	After hour key card access		
HVAC overtime:	\$60.00/hour		
Tenant Electric:	Currently estimated at \$1.75/sf		

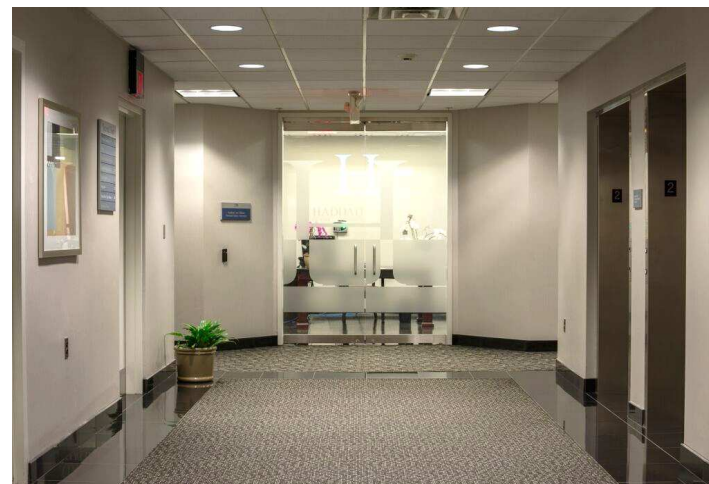


LOCATION

This property is located less than 1 mile from Exit 131 of the **Garden State Parkway**, only 2 miles to Exit 11 of the **New Jersey Turnpike** and within walking distance to **Metro Park** and the **New Jersey Transit Station**. Newark Airport is located within a 15 minute drive.



INTERIOR PHOTOS



CONTACT



For Leasing Information Please Contact:

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