

461 Ridge Road, South Brunswick, NJ

105,000 SF Total Available for Lease

www.461ridge.com





Building specifications

Building SF	209,451 SF
Available SF	105,000 SF
Parcel	12.75 acre
Loading	11 loading docks total with dock packages
Drive-in doors	1
Sprinklers	ESFR
Lighting	LED motion sensor lighting
Heat	Gas heat
Power	1,600 amp 277/480v
Parking	54 spaces 5 EV spaces
Availability	Immediate

Unit A: 65,000 SF - 2023 Expansion		
Office	1,971 SF office	
Ceiling height	32' clear	
Loading	8	
Drive-in doors	1	
Column spacing	50' x 56'6" 60' staging bay	
Unit B: 40,000 SF - Renovated 2024		
Office	To suit	
Ceiling height	22'8" clear	
Loading	3	
Column spacing	36' x 40'	

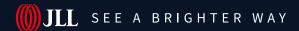






Site plan

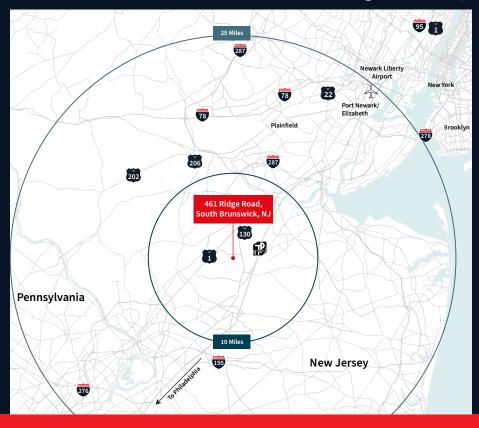




Local aerial map

Regional map





JLL

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