



# 461 Ridge Road, South Brunswick, NJ

105,000 SF Total Available for Lease

[www.461ridge.com](http://www.461ridge.com)





461 Ridge Road/South Brunswick, NJ

# 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

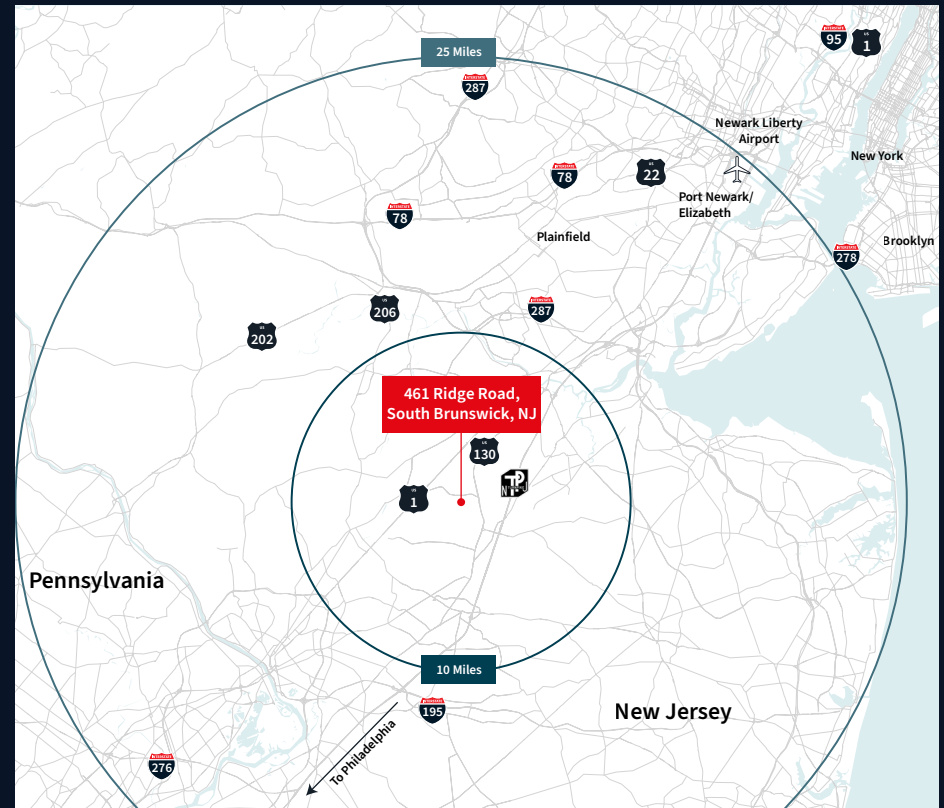




## Local aerial map



## Regional map



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