

**115**  
**MELRICH RD**  
SOUTH BRUNSWICK, NJ

FOR LEASE  
**±78,006 SF**  
TWO UNITS  
IMMEDIATE OCCUPANCY



**NEW YORK LIFE** REAL ESTATE INVESTORS

**JLL**

[www.115melrich.com](http://www.115melrich.com)

# Specifications & Floor Plan

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**TOTAL BUILDING AREA**  
±123,050 SF

**CEILING HEIGHT**  
36' clear

**COLUMN SPACING**  
45' x 50'

**SPRINKLERS**  
ESFR

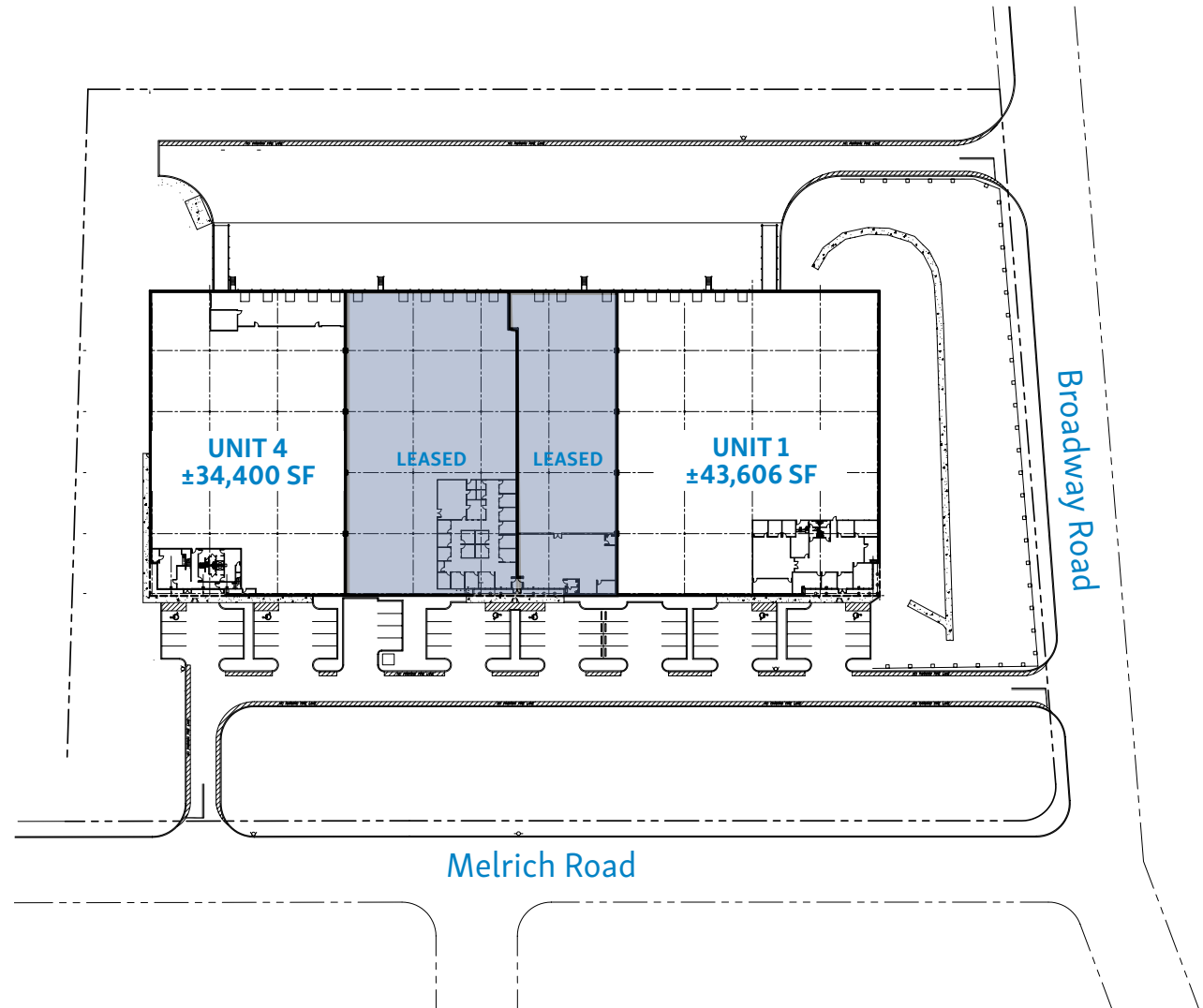
## AVAILABLE SPACE

### UNIT 1:

±43,606 SF total available  
±5,036 SF offices  
6 tailboards/1 drive-in  
24 car parking spaces  
400 amps @ 277/480 volts

### UNIT 4:

±34,400 SF total available  
±4,186 SF offices  
5 tailboards/1 drive-in  
16 car parking spaces  
1,000 amps @ 277/480 volts



# Location

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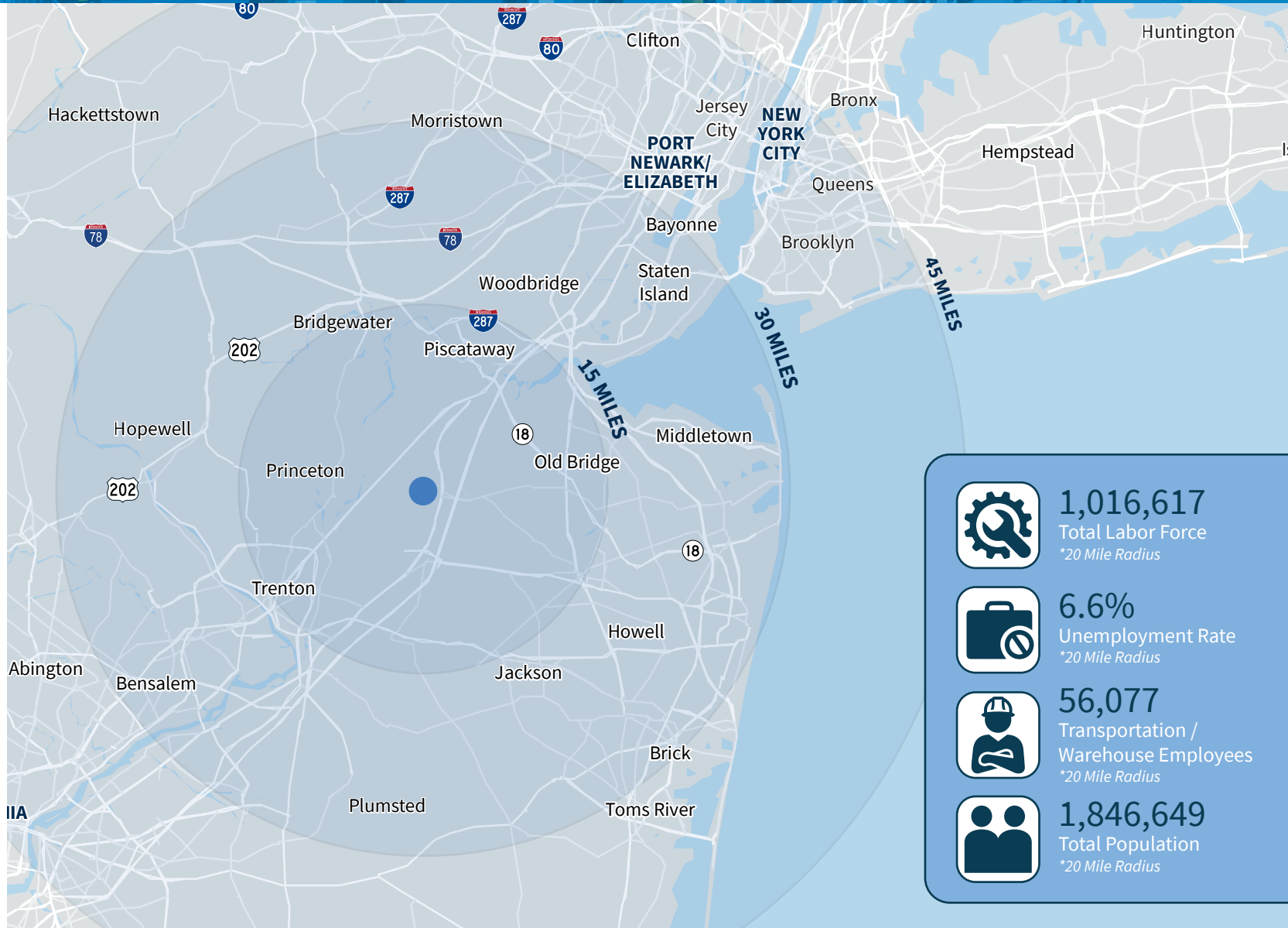
**25 MI**  
Outerbridge  
Crossing

**33 MI**  
Newark Airport

**33 MI**  
Port Newark  
& Elizabeth

**44 MI**  
Lincoln Tunnel

**51 MI**  
G.W. Bridge



**1,016,617**  
Total Labor Force  
*\*20 Mile Radius*



**6.6%**  
Unemployment Rate  
*\*20 Mile Radius*



**56,077**  
Transportation /  
Warehouse Employees  
*\*20 Mile Radius*



**1,846,649**  
Total Population  
*\*20 Mile Radius*

*\*20 Mile radius from 115 Melrich Rd, South Brunswick, NJ*



# Local Access

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## EXCLUSIVE LEASING



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## OWNER

