

115
MELRICH RD
SOUTH BRUNSWICK, NJ

FOR LEASE
±43,606 AND ±34,400 SF
IMMEDIATE OCCUPANCY



REAL ESTATE
INVESTORS



www.115melrich.com

Specifications & Floor Plan

115

MELRICH RD
SOUTH BRUNSWICK, NJ

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:

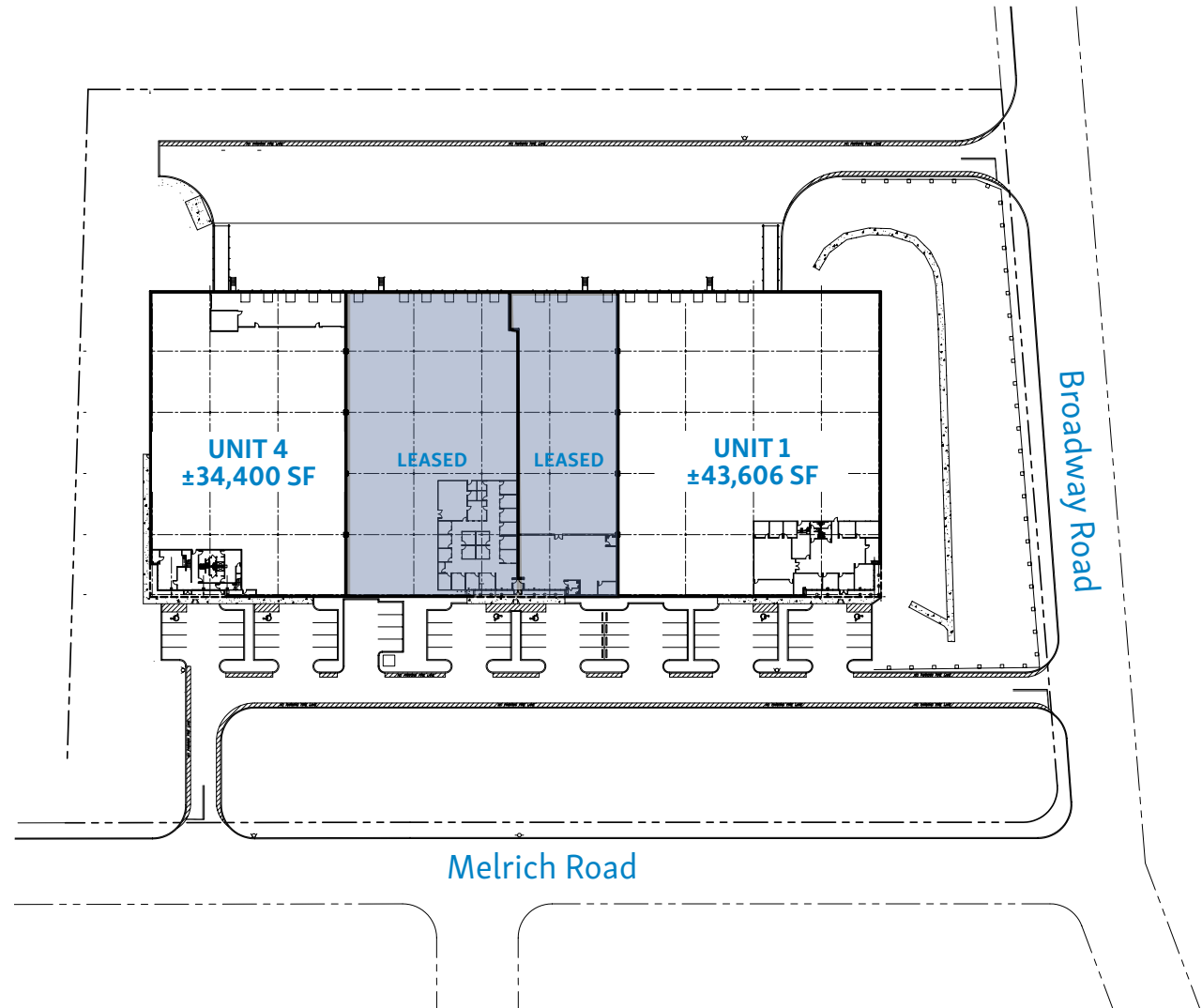
±34,400 SF total available

±4,186 SF offices

5 tailboards/1 drive-in

16 car parking spaces

1,000 amps @ 277/480 volts



Location

115
MELRICH RD
SOUTH BRUNSWICK, NJ

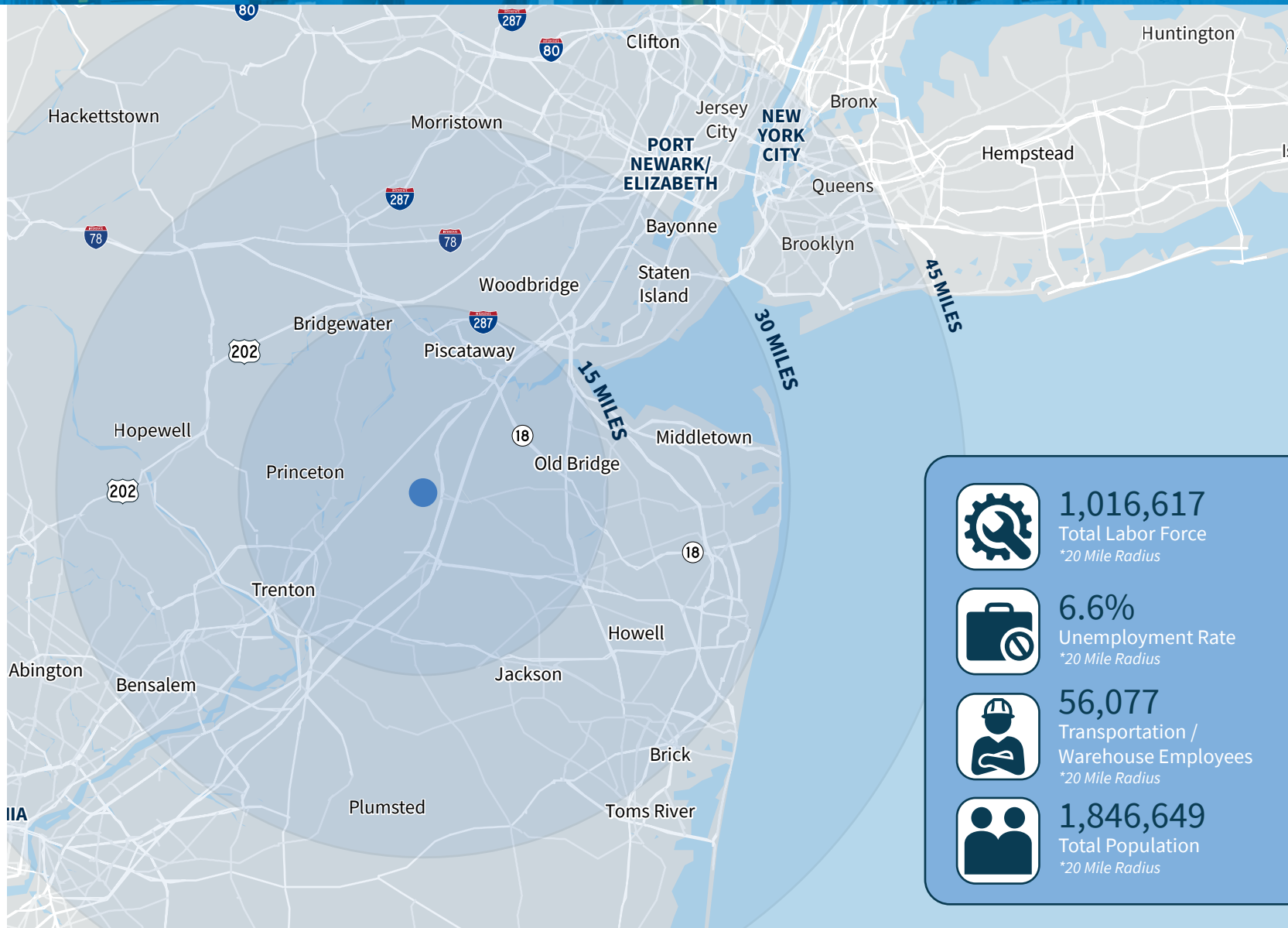
25 MI
Outerbridge
Crossing

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



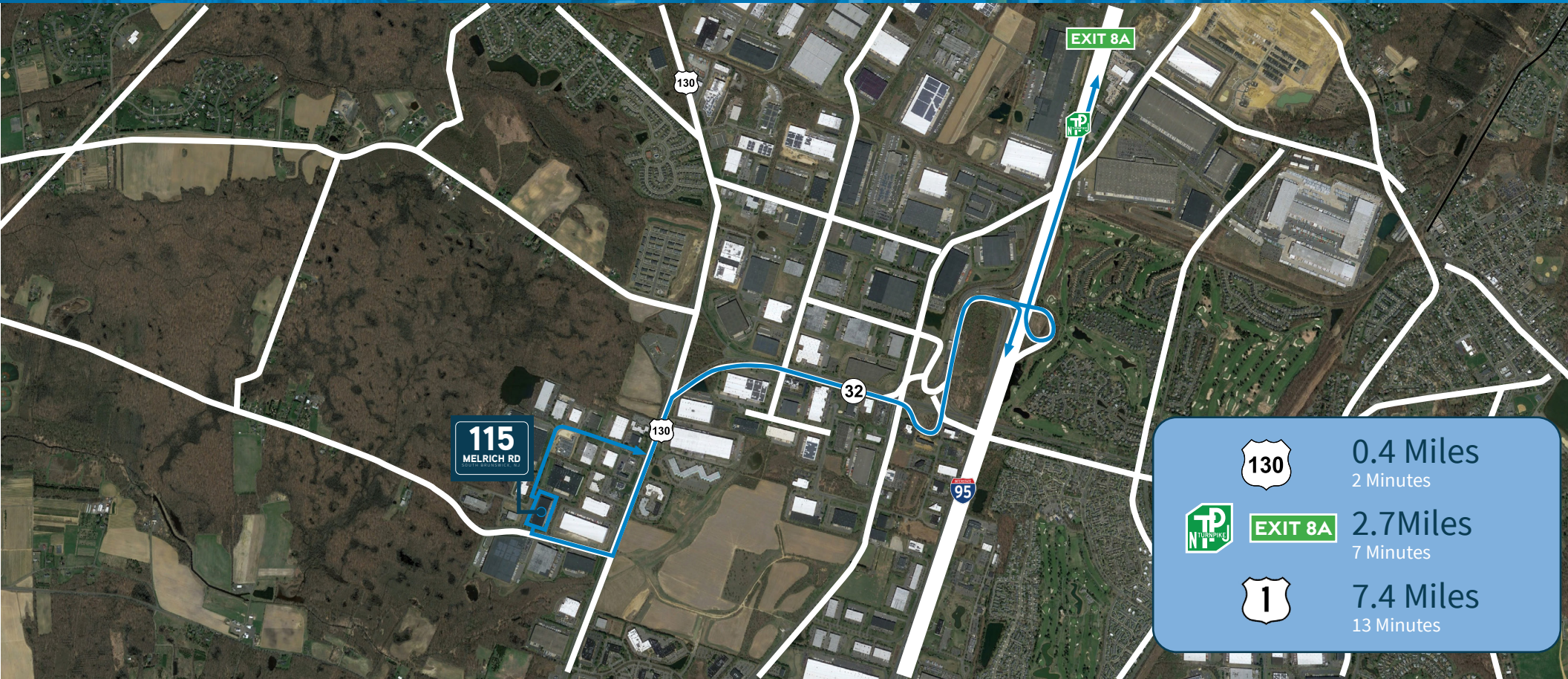
1,846,649
Total Population
*20 Mile Radius



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

Local Access

115
MELRICH RD
SOUTH BRUNSWICK, NJ



EXCLUSIVE LEASING



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OWNER



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INVESTORS**