

FOR LEASE
±43,731 AND ±34,939 SF
IMMEDIATE OCCUPANCY



REAL ESTATE
INVESTORS



www.115melrich.com

Specifications & Floor Plan

115
MELRICH RD
SOUTH BRUNSWICK, NJ

TOTAL BUILDING AREA
±123,795 SF

CEILING HEIGHT
36' clear

COLUMN SPACING
45' x 50'

SPRINKLERS
ESFR

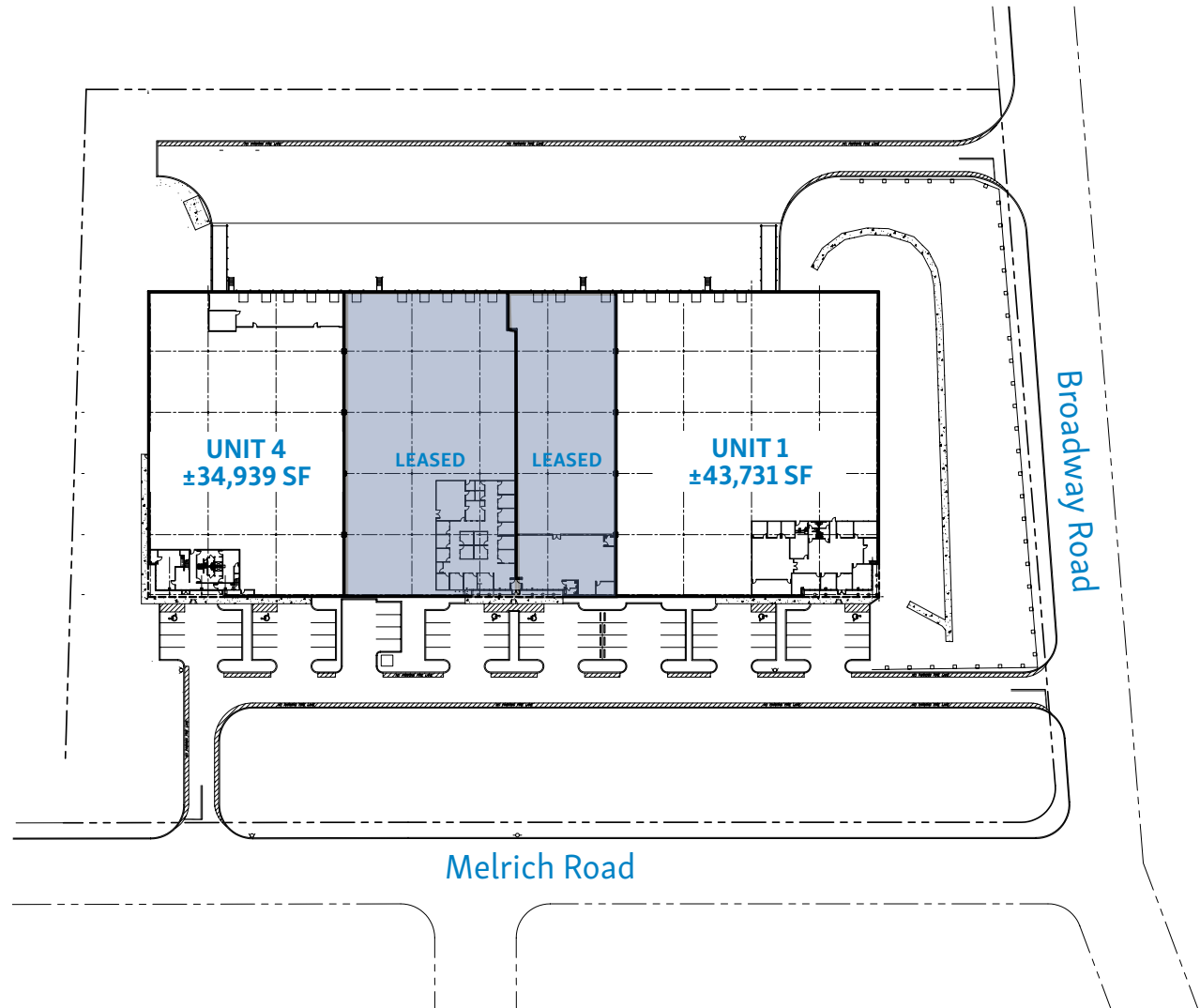
AVAILABLE SPACE

UNIT 1:

±43,731 SF total available
±4,883 SF offices
6 tailboards/1 drive-in
24 car parking spaces
400 amps @ 277/480 volts

UNIT 4:

±34,939 SF total available
±4,100 SF offices
5 tailboards/1 drive-in
16 car parking spaces
1,000 amps @ 277/480 volts



Location

115
MELRICH RD
SOUTH BRUNSWICK, NJ

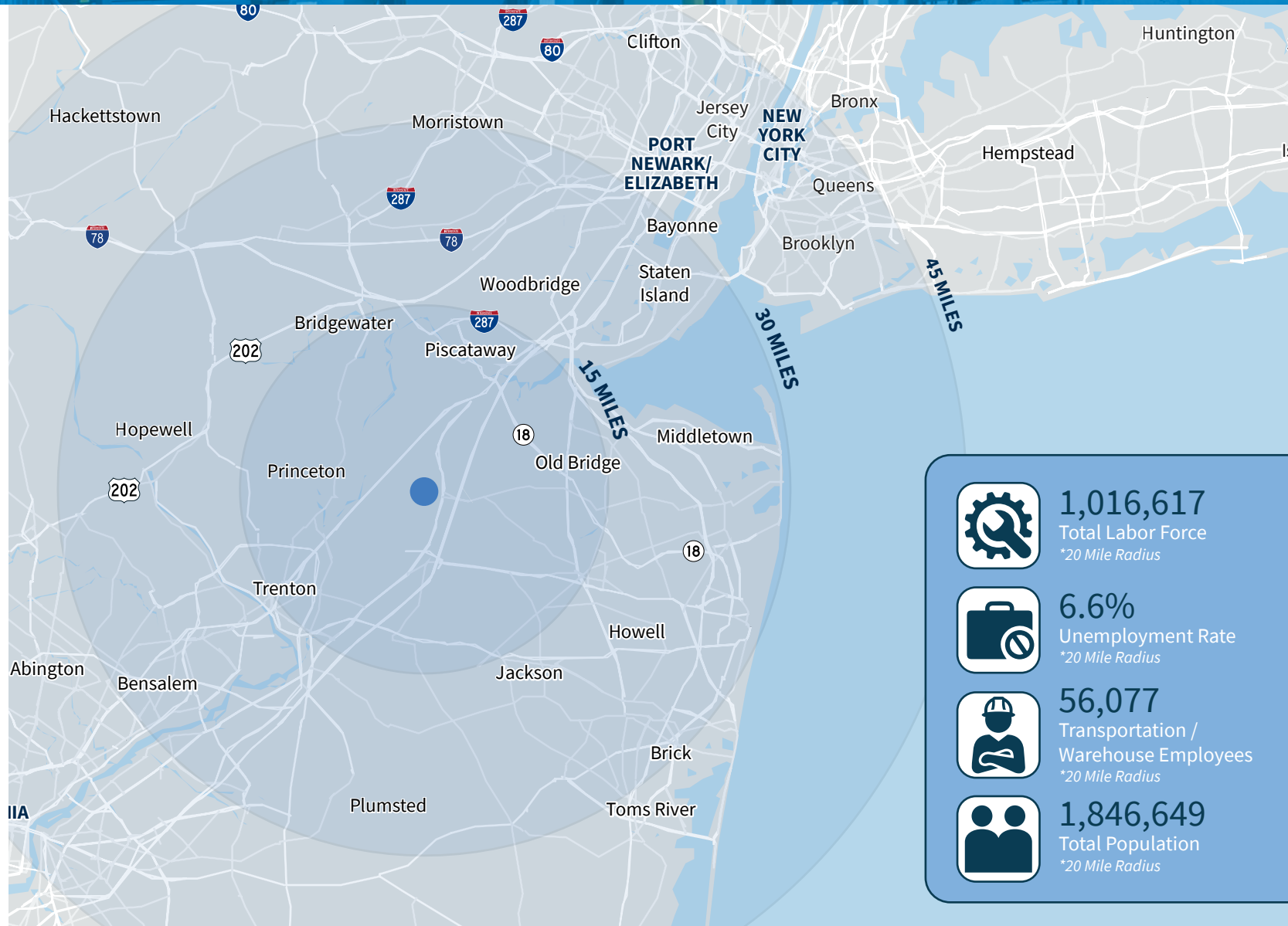
25 MI
Outerbridge
Crossing

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



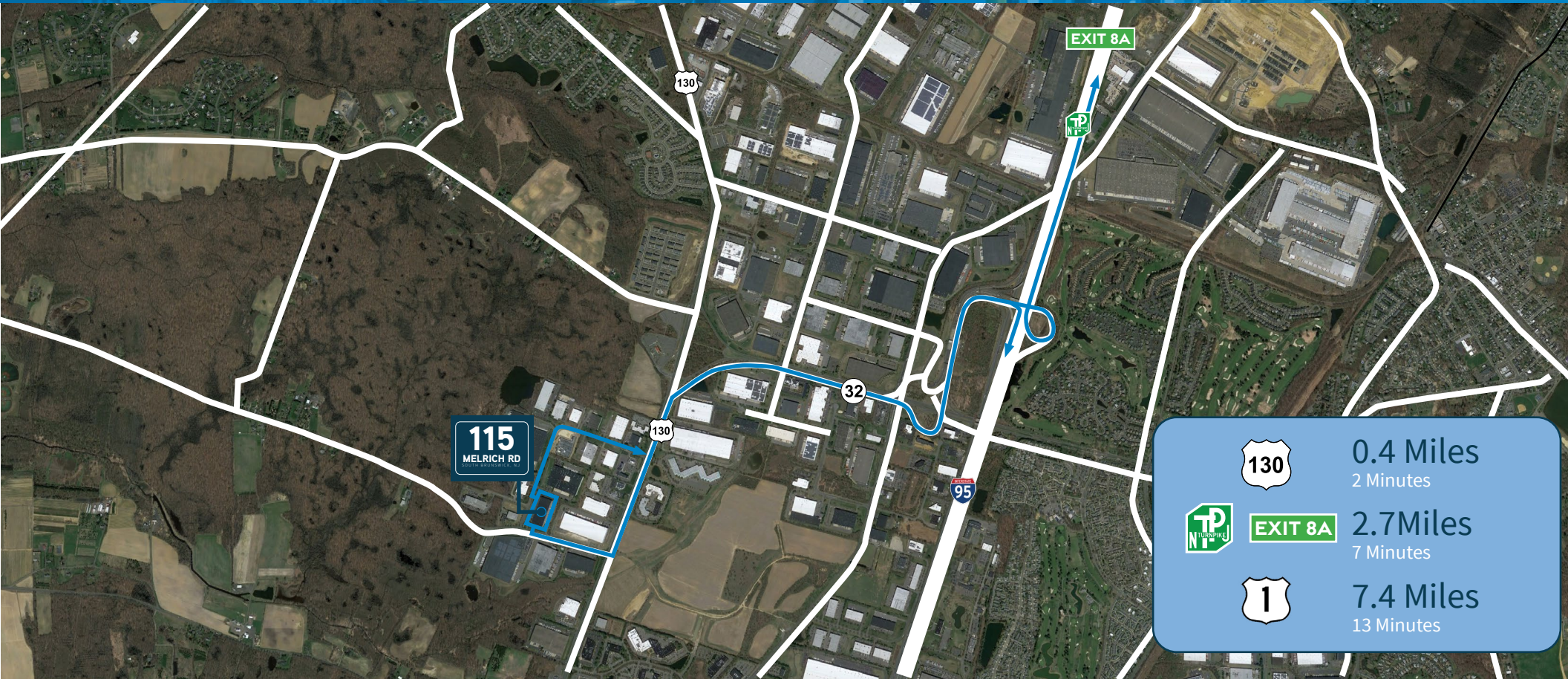
1,846,649
Total Population
*20 Mile Radius

**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**