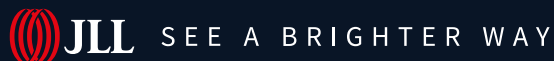




461 Ridge Road, South Brunswick, NJ

105,000 SF Total Available for Lease

Divisible from 40,000 SF and up



461 Ridge Road/South Brunswick, NJ

Building specifications

Building SF 209,451 SF

Available SF 105,000 SF (divisible)

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

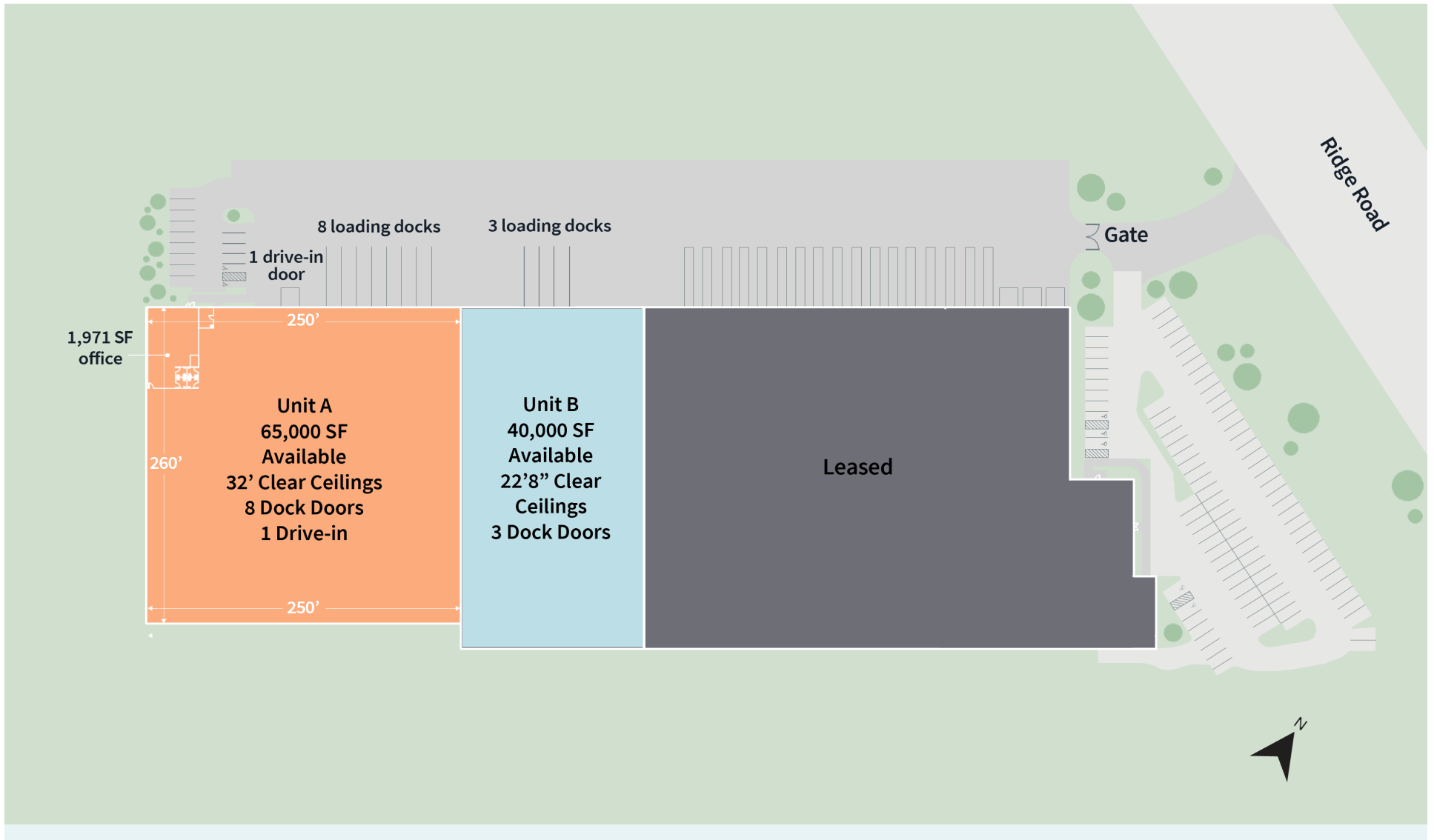
Ceiling height 22'8" clear

Loading 3

Column spacing 36' x 40'



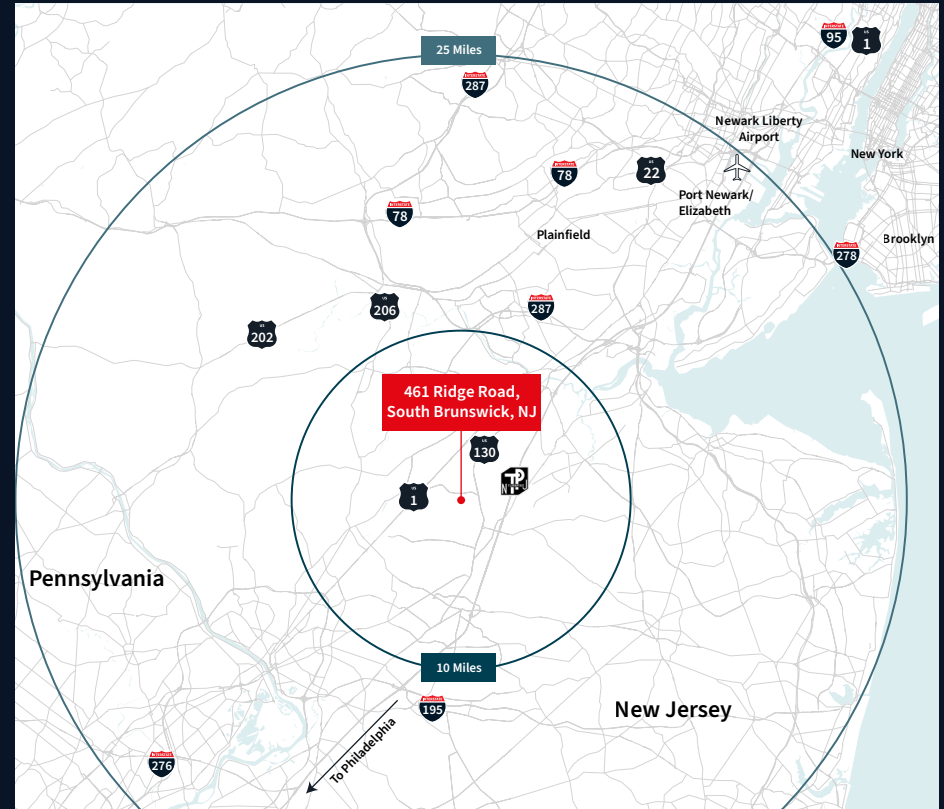
Site plan



Local aerial map



Regional map



JLL

Gary Politi

+1 908 391 9059

gary.politi@jll.com

Michael Viera

+1 732 491 2172

michael.viera@jll.com

Woodmont

Anthony Amadeo

+1 973 487 1792

aamadeo@woodmontind.com

