

FOR LEASE

**45,760 – 177,920 SF Available**

114 Melrich Road, South Brunswick, NJ 08512



**AVAILABLE IMMEDIATELY**

**JASON GOLDMAN**

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**KBC ADVISORS | NEW JERSEY**

90 Woodbridge Center Drive, Suite 110

Woodbridge, NJ 07095



114 MELRICH ROAD

# Property Highlights



Located 2.2 miles from I-95, 0.6 miles to Route 130, and 6.8 miles to Route 1

Situated 45 miles from New York City and 54 miles from Philadelphia

Roughly 33 miles to both the Port of Newark/ Elizabeth and Newark Liberty Airport

20,000,000+ people located within 150 miles of the site



**76,800 SF**  
AVAILABLE  
10 DOCKS  
2 DRIVE-INS

**45,760 SF**  
AVAILABLE  
4 DOCKS

LEASED

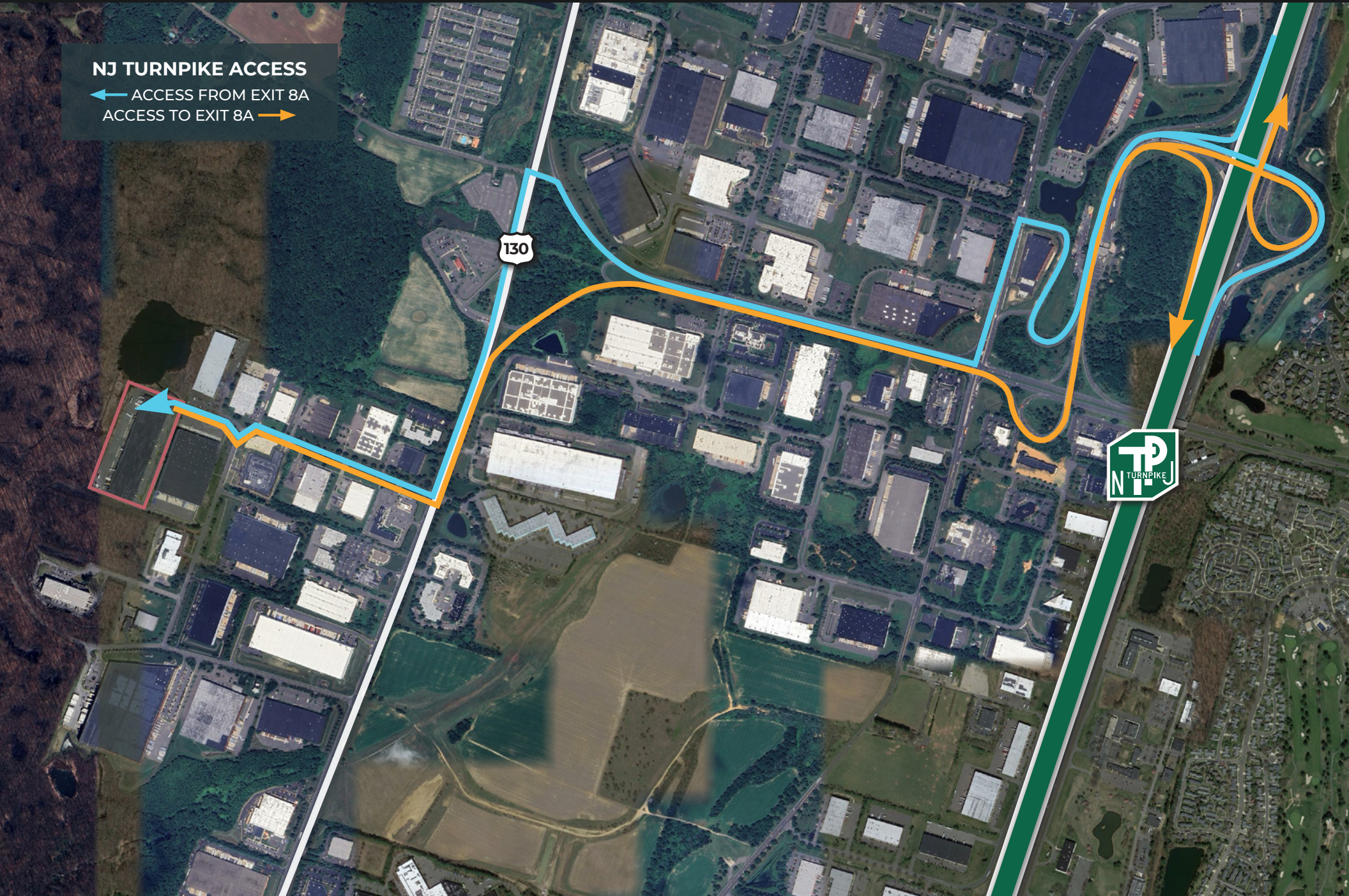
**55,360 SF**  
AVAILABLE  
7 DOCKS  
1 DRIVE-IN

CLEAR HEIGHT	22'-24'
COLUMN SPACING	40' X 30'
AUTO PARKING	AMPLE
RE TAX	\$1.23 PSF
CAM	\$1.46 PSF

# Local Access

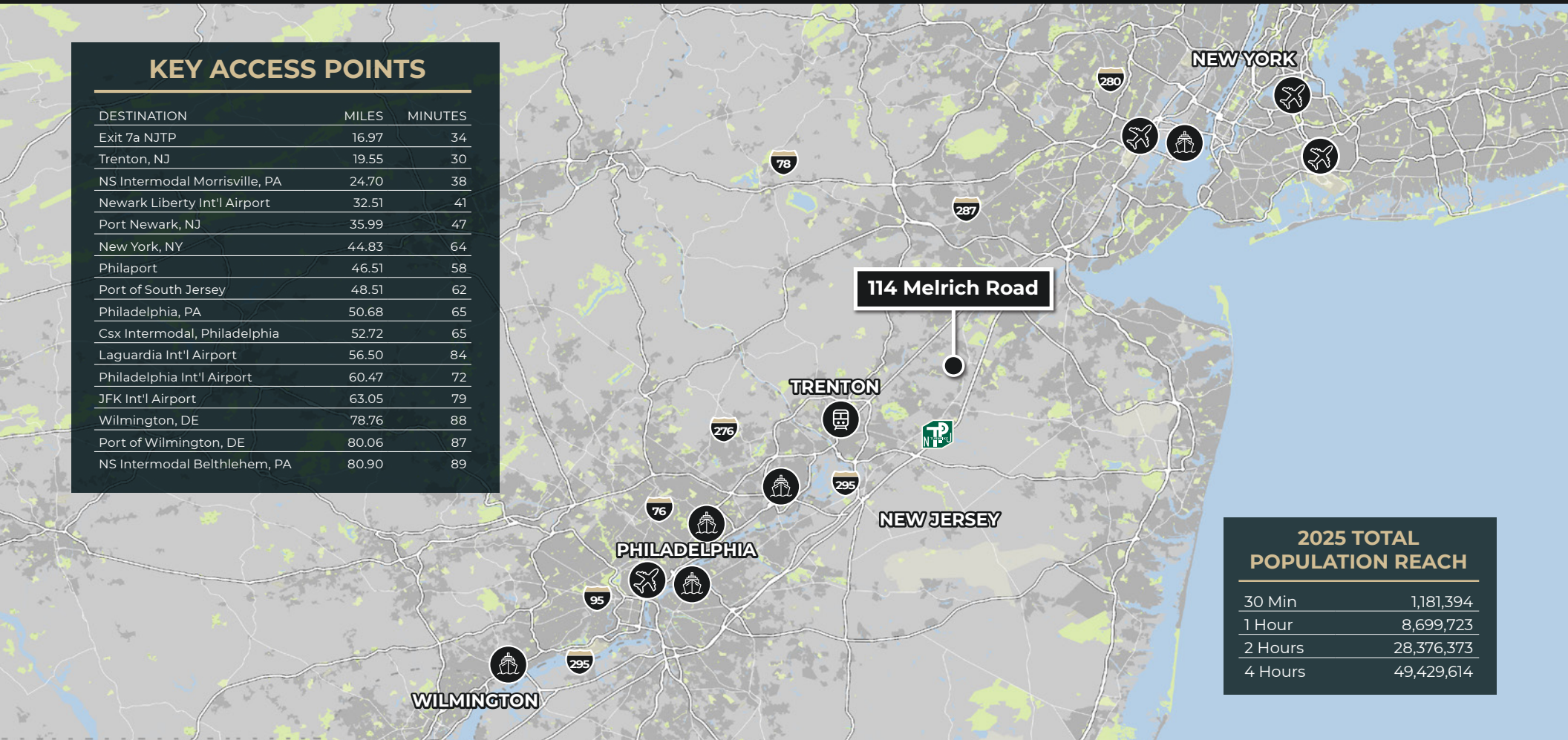
## NJ TURNPIKE ACCESS

- ← ACCESS FROM EXIT 8A
- ACCESS TO EXIT 8A →



## KEY ACCESS POINTS

DESTINATION	MILES	MINUTES
Exit 7a NJTP	16.97	34
Trenton, NJ	19.55	30
NS Intermodal Morrisville, PA	24.70	38
Newark Liberty Int'l Airport	32.51	41
Port Newark, NJ	35.99	47
New York, NY	44.83	64
Philaport	46.51	58
Port of South Jersey	48.51	62
Philadelphia, PA	50.68	65
Csx Intermodal, Philadelphia	52.72	65
Laguardia Int'l Airport	56.50	84
Philadelphia Int'l Airport	60.47	72
JFK Int'l Airport	63.05	79
Wilmington, DE	78.76	88
Port of Wilmington, DE	80.06	87
NS Intermodal Belthlehem, PA	80.90	89



## 2025 TOTAL POPULATION REACH

30 Min	1,181,394
1 Hour	8,699,723
2 Hours	28,376,373
4 Hours	49,429,614

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