FOR LEASE

28,800 – 76,800 SF Available

114 Melrich Road, South Brunswick, NJ 08512



AVAILABLE IMMEDIATELY

KBCADVISORS

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KBC ADVISORS | NEW JERSEY
90 Woodbridge Center Drive, Suite 110
Woodbridge, NJ 07095

114 MELRICH ROAD

Property Highlights

KBCADVISORS

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

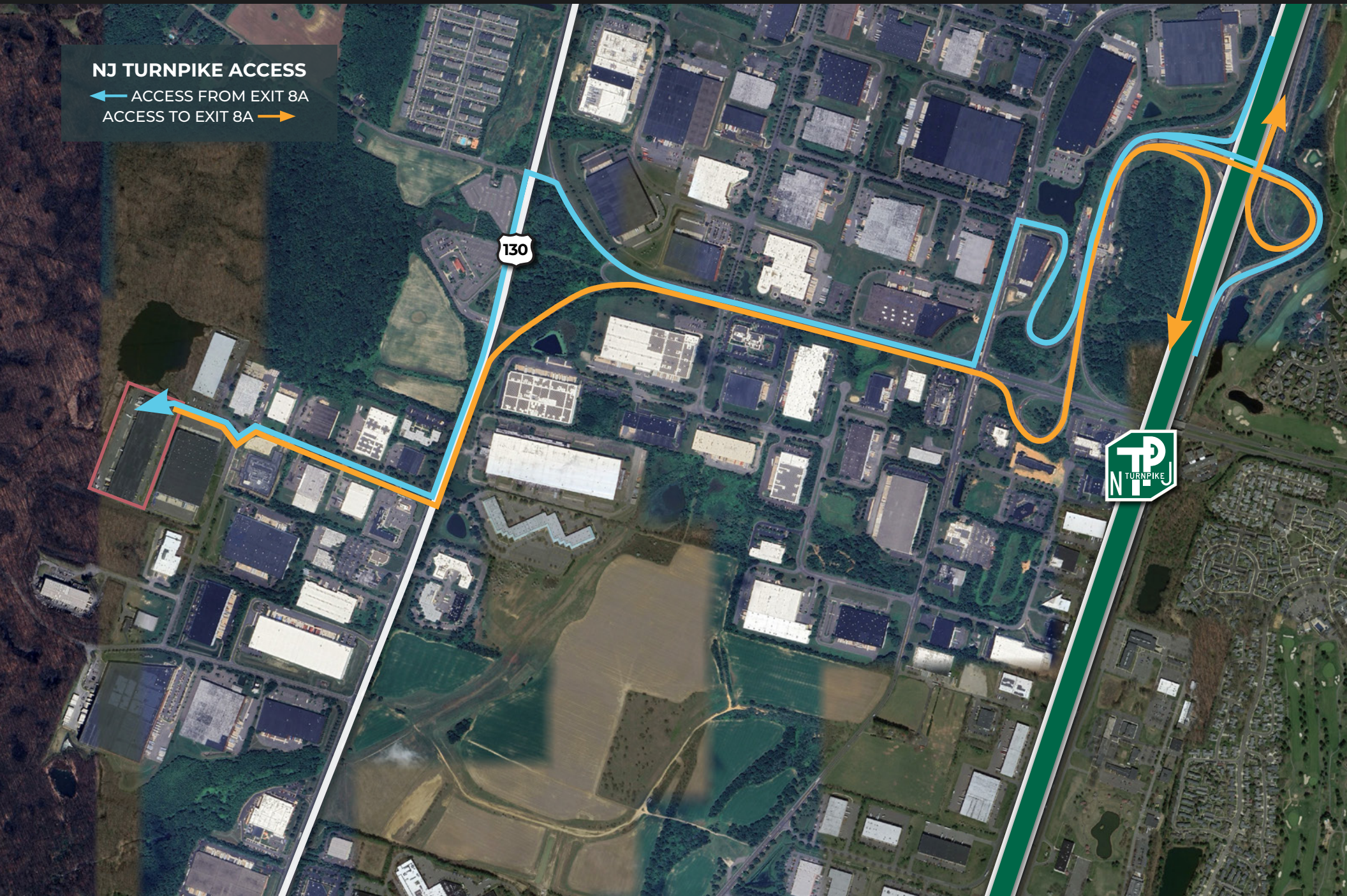
20,000,000+ people located within 150 miles of the site



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

Local Access

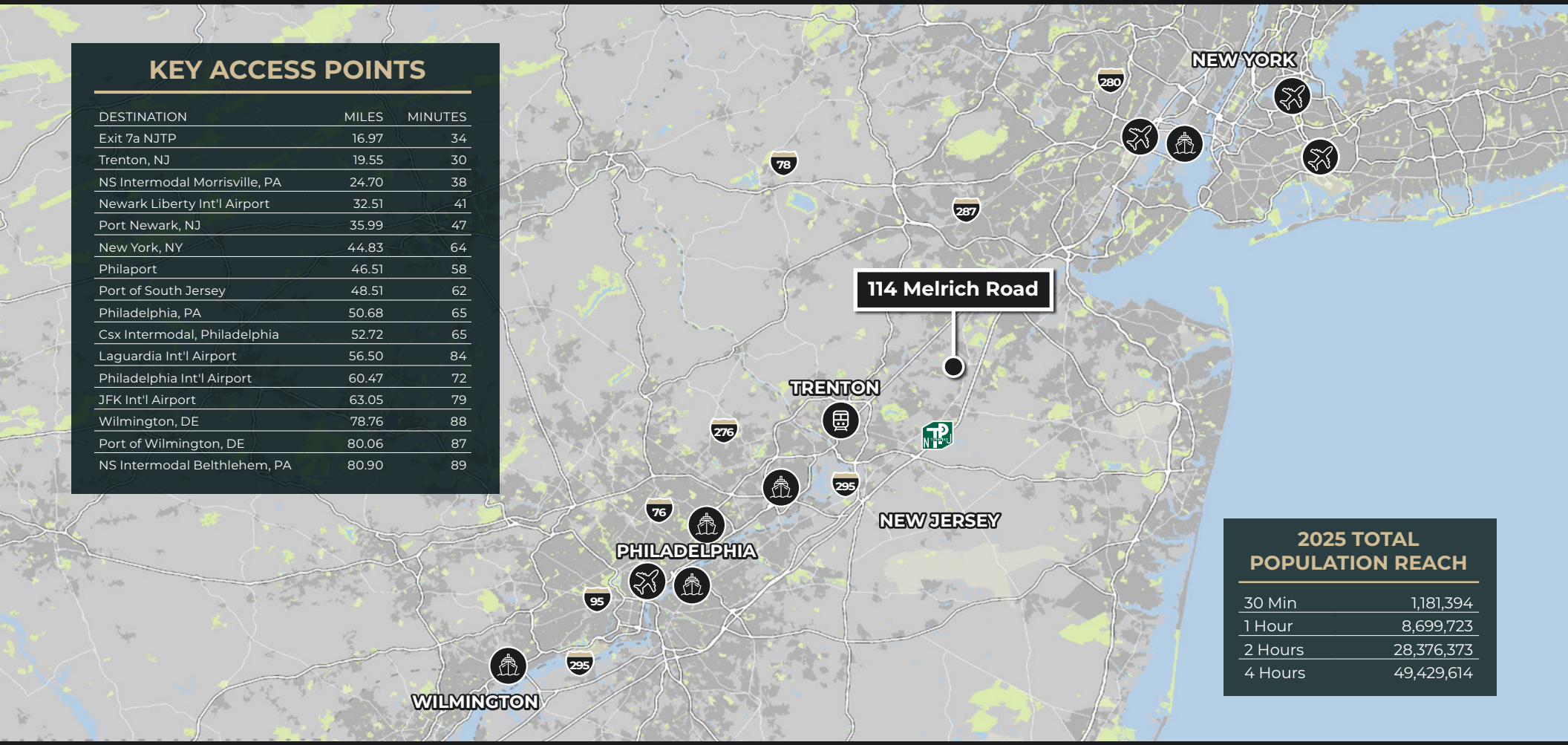
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Local Access

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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