



CLASS A IOS SITE

FOR LEASE

575 RIDGE ROAD

Monmouth Junction, NJ

AVAILABLE IMMEDIATELY

±1.5 ACRES



PROPERTY HIGHLIGHTS

- Total of 2.9 Acres Industrial Outdoor Storage Site
- 1.5 Acres Division
- 4,000 SF Warehouse/Maintenance Facility
 - 24' Clear Ceiling Height
 - 4 Oversize Drive in Doors
- 2,000 SF Free-Standing Office Building
- Zoned Light Industrial
- Outdoor Storage Permitted
- Available Immediately
- Call for Pricing

FLEXIBLE PARKING OPTIONS

TRAILER PARKING

- Auto Parking: 11 Spaces (Existing)
- Trailer Parking: 65 Spaces

FLEET PARKING

- Auto Parking: 11 Spaces (Existing)
- Van Parking: 157 Spaces

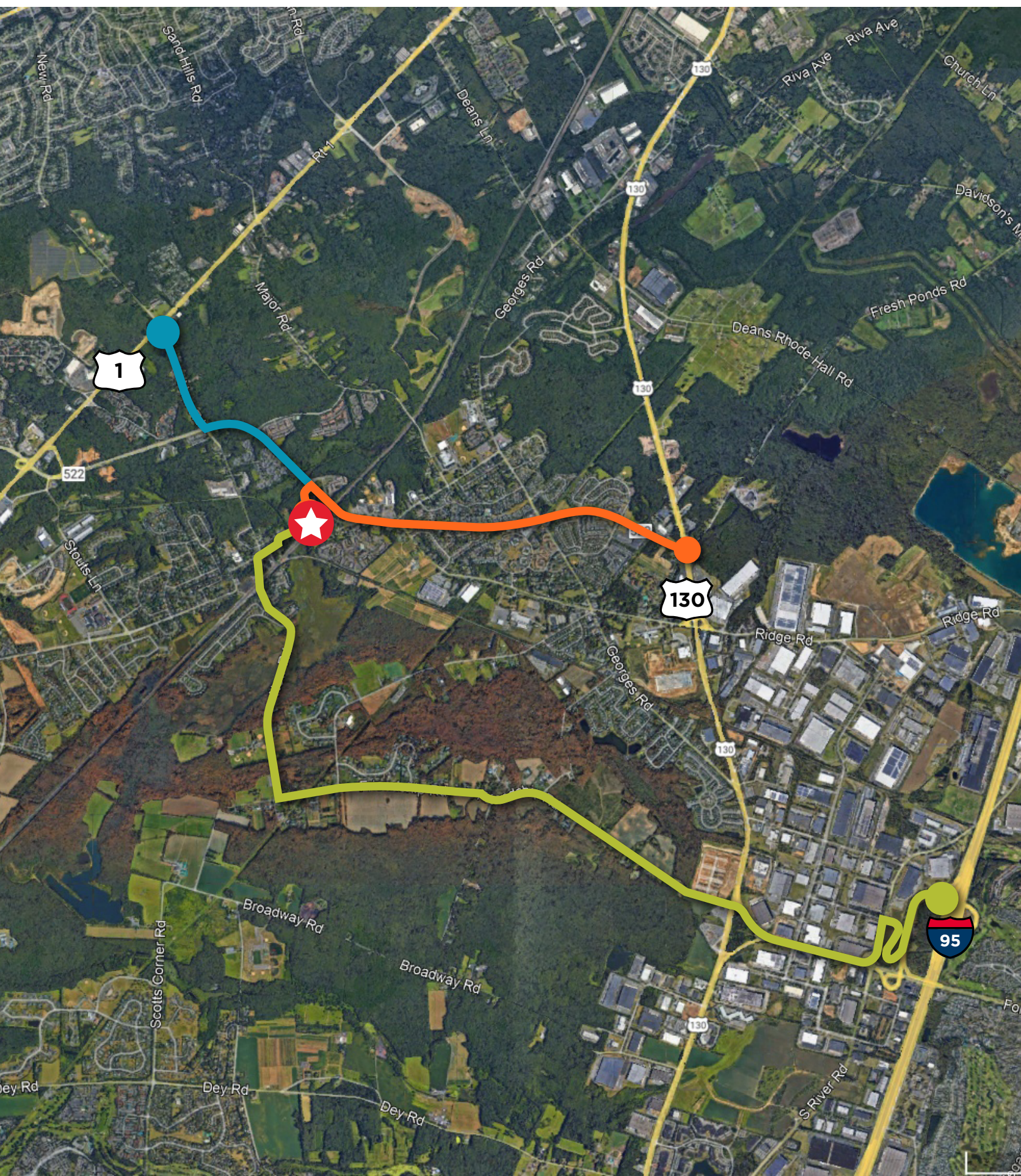
FEATURES

- Paved, Fenced, Lit and Secured
- Abundant Parking & Outdoor Storage Area
- LED Lighting

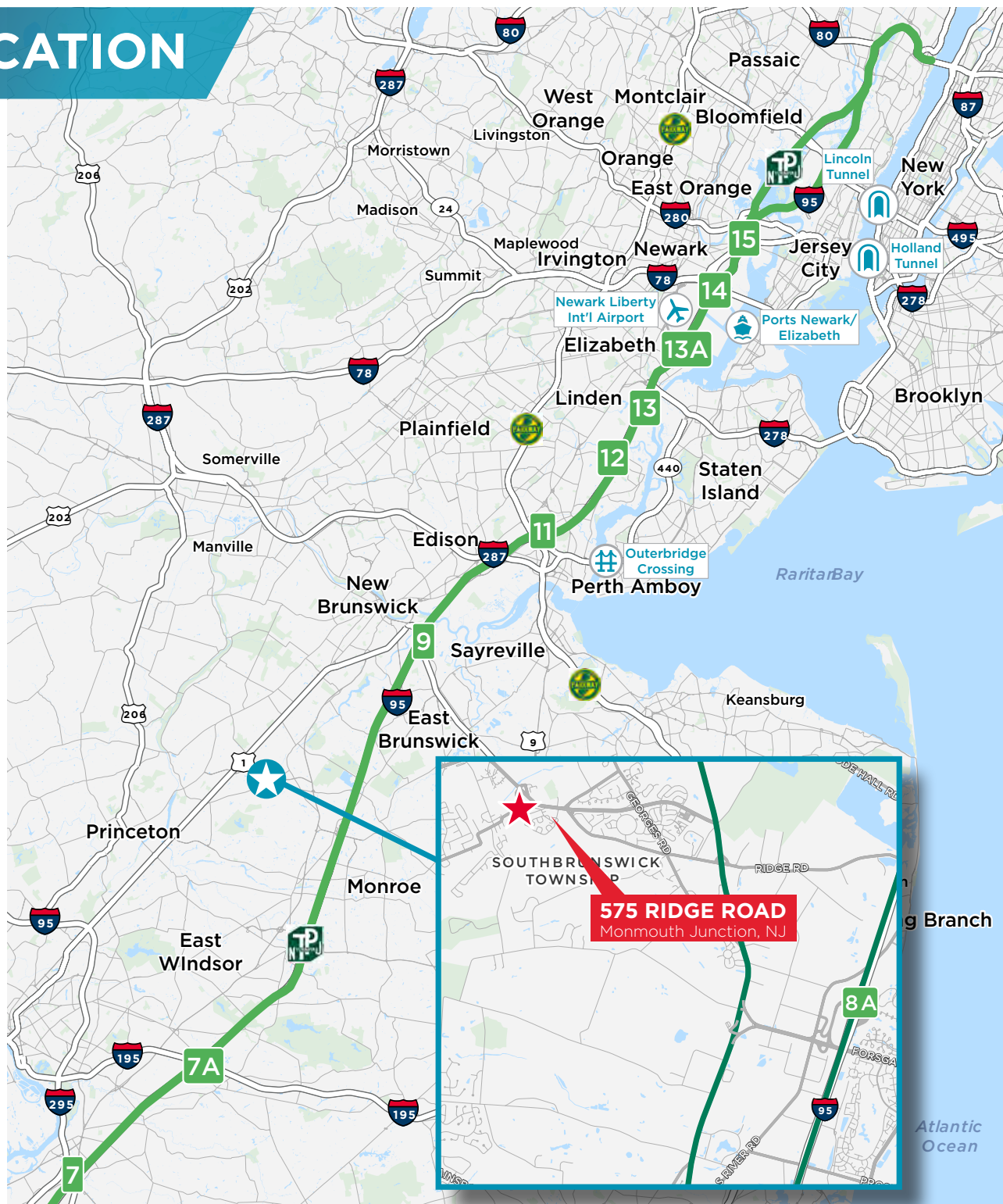




TRUCKING ROUTE



LOCATION



NJ Turnpike - 8A
6.5 Miles



ROUTE 287
15.5 Miles



OUTERBRIDGE CROSSING
22 Miles



STATEN ISLAND
22 Miles



ROUTE 78
24.5 Miles



PORTS NEWARK/ ELIZABETH
37 Miles



HOLLAND TUNNEL
43 Miles



LINCOLN TUNNEL
46.8 Miles



MANHATTAN
47.4 Miles



GW BRIDGE
55.8 Miles

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AVAILABLE NOW**



**CUSHMAN &
WAKEFIELD**



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