100 RIDGE ROAD

PISCATAWAY, NJ



±155,615 SF (DIVISIBLE)

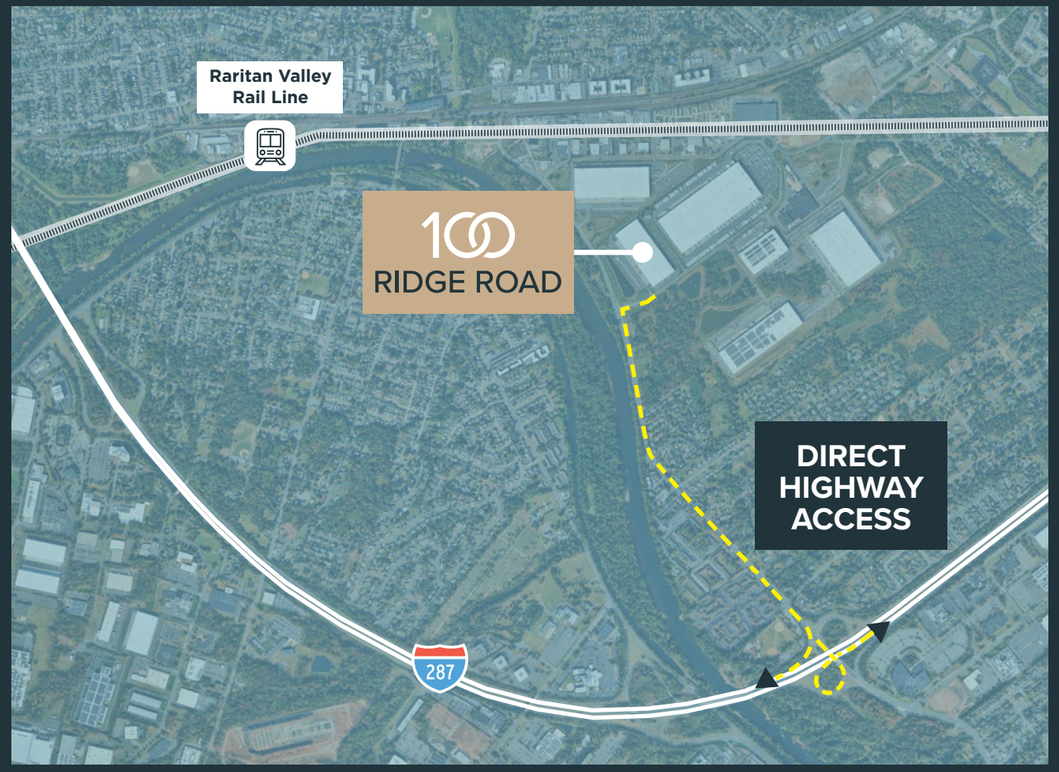
AVAILABLE JUNE 2027

CUSHMAN & WAKEFIELD

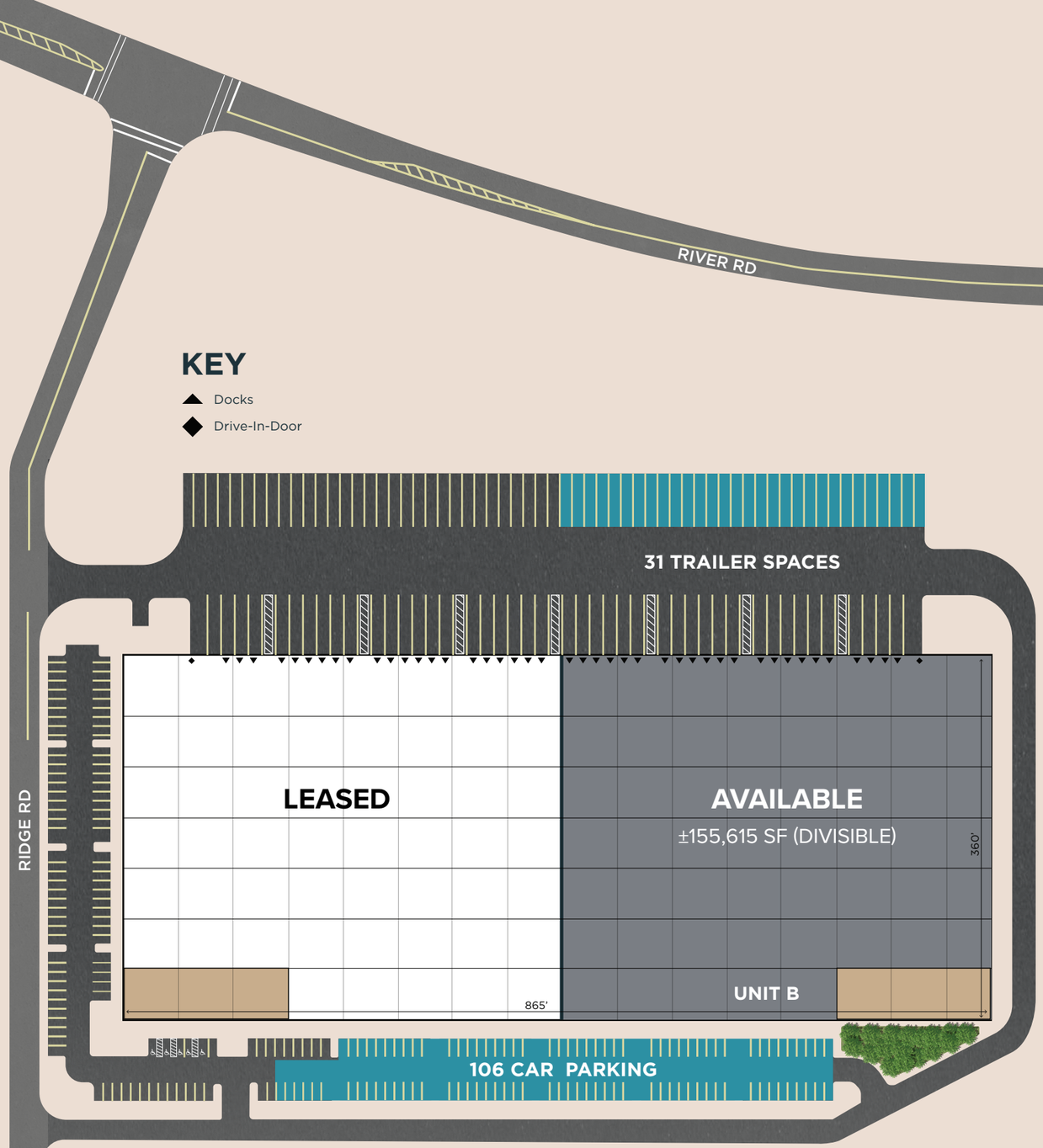
WHERE ACCESS
MEETS OPPORTUNITY

100 Ridge Road delivers a strategic location for industrial users seeking connectivity, efficiency, and regional reach. With convenient access to major highways and the broader Northeast corridor, the property is well positioned to support a range of logistics and distribution needs.

LOCAL ACCESS







PROPERTY HIGHLIGHTS

TOTAL BUILDING SIZE
±311,040 SF

DRIVE-IN DOORS
1

AVAILABLE SF
UNIT B: ±155,615 SF (DIVISIBLE)

COLUMN SPACING
50' X 50'

OFFICE SF
±3,738 SF

SPRINKLER
ESFR

CLEAR HEIGHT
36'

CAR PARKING
106 SPACES

LOADING DOCKS
22

TRAILER PARKING
31 SPACES

100 RIDGE ROAD

CORPORATE
NEIGHBORS



1 Best Buy
2 Kuehne + Nagel
3 SHI International
4 KISS Products
5 General Plumbing Supply
6 QTS Data Center
7 GenScript Biotech
8 HORIBA Instruments
9 Chanel
10 Camber Pharmaceuticals
11 Eurofins CRL
12 Amneal Pharmaceuticals
13 Ericsson
14 Bob's Discount Furniture



Labor Pool

	10 miles	20 miles	30 miles
Total Population	788,336	2,670,964	7,063,363
Total Workforce	342,359	1,119,216	3,024,116
Median Household Income	$127,464	$119,754	$106,709

Local Workforce

With access to a substantial industrial workforce and a concentration of nearby businesses, 100 Ridge Road offers an established setting for companies seeking to strengthen their presence in the Northeast.

- **110,000+** industrial-related jobs in Middlesex County
- **2.1x** statewide concentration of transportation and warehousing jobs
- **106,668** warehouse and production workers in Central NJ
- **294,331** target blue-collar workers in Central NJ
- **1.0% projected** warehouse employment growth over five years

100 RIDGE ROAD

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