



CLASS A IOS SITE

FOR LEASE

575 RIDGECUT
ROAD

Monmouth Junction, NJ

PROPERTY HIGHLIGHTS

- Total of 2.9 Acres Industrial Outdoor Storage Site
- 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

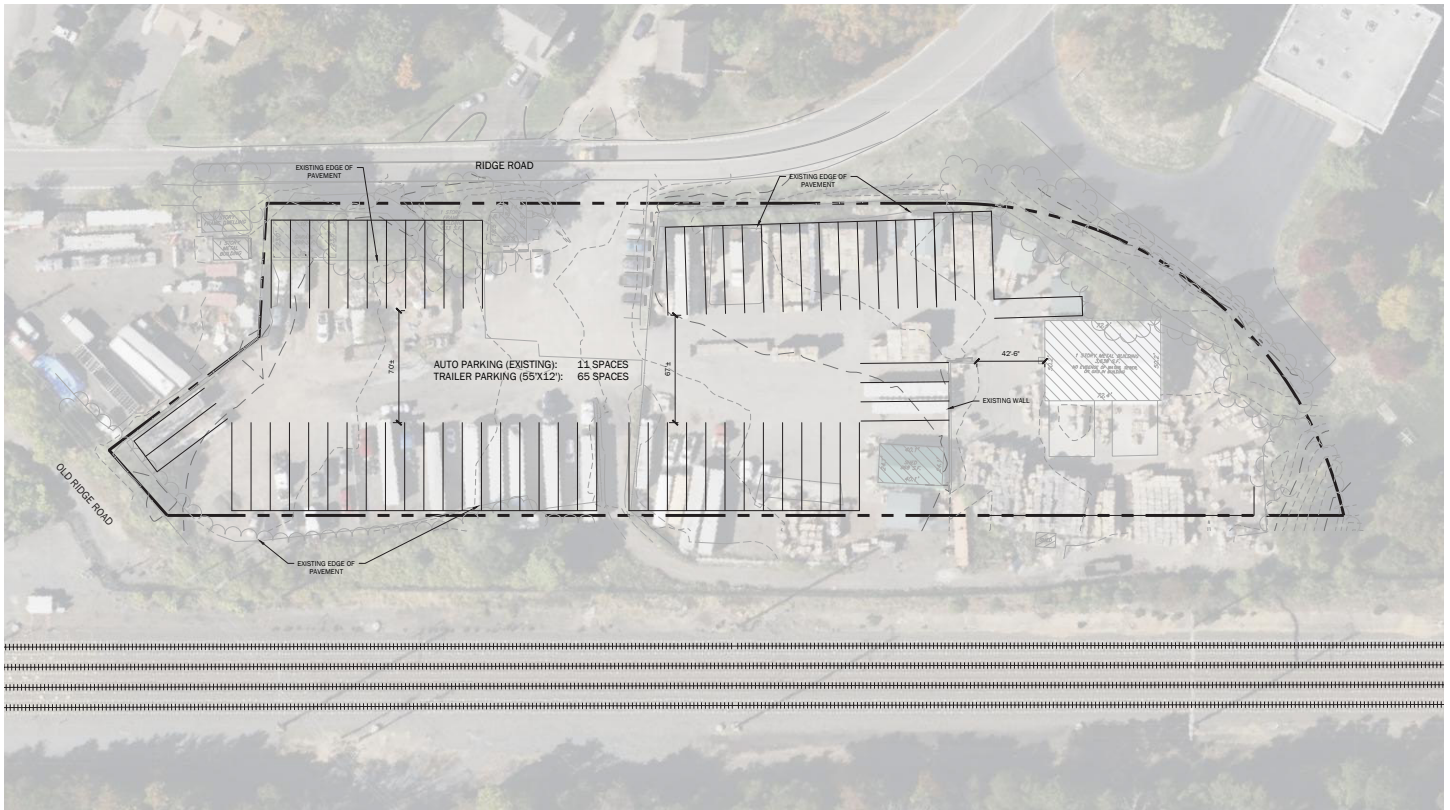


SITE PLAN

TRAILER PARKING

Auto Parking: 11 Spaces (Existing)

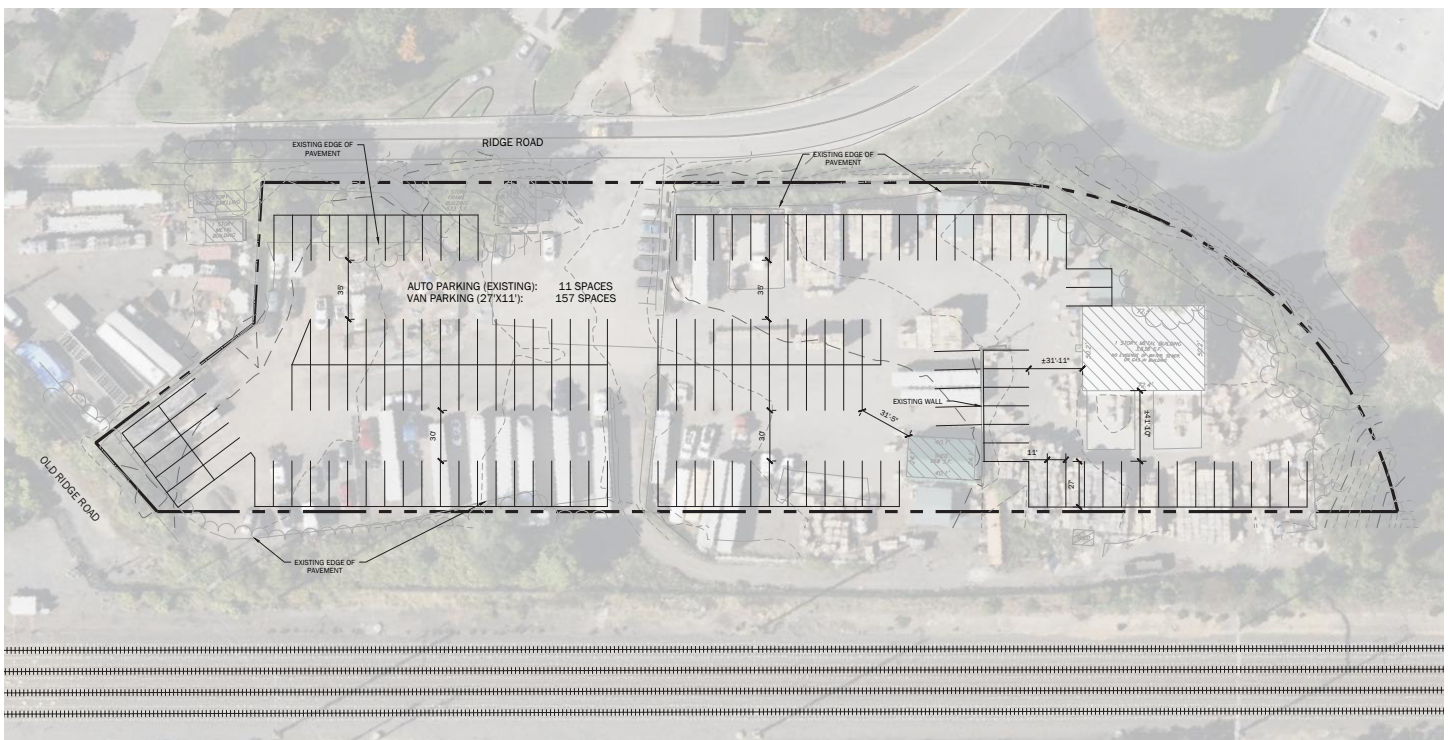
Trailer Parking: 65 Spaces



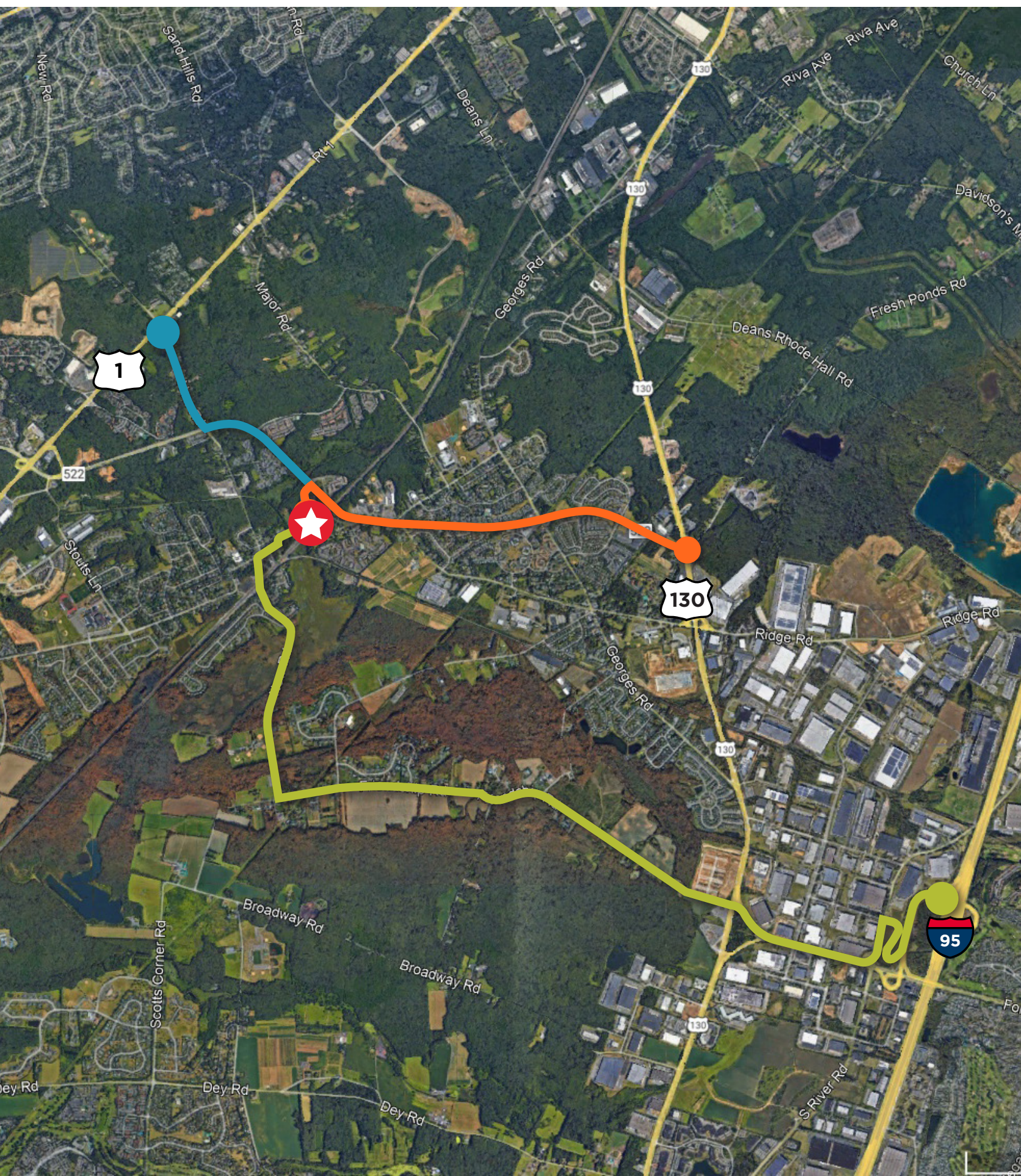
FLEET PARKING

Auto Parking: 11 Spaces (Existing)

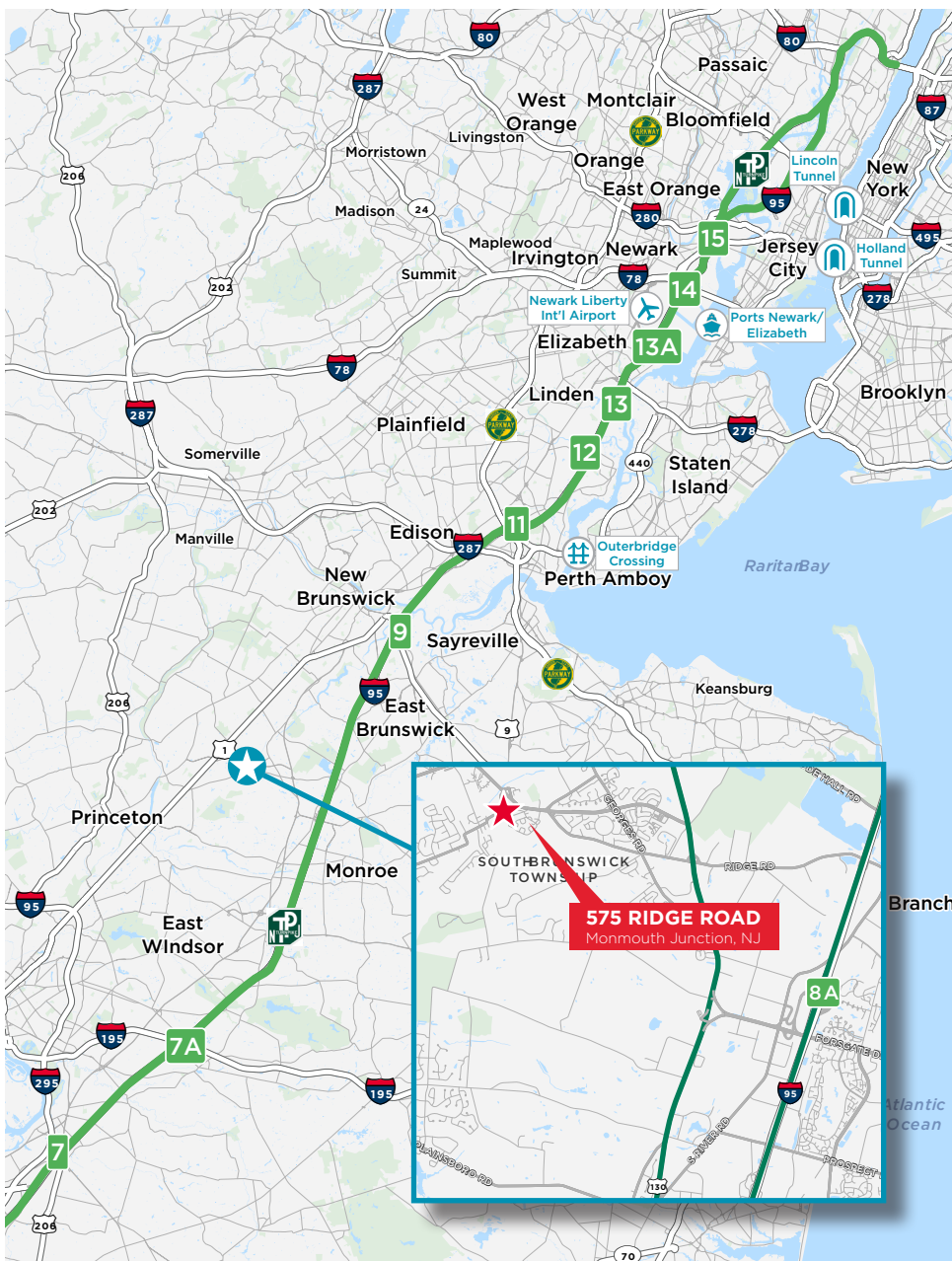
Van Parking: 157 Spaces



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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