



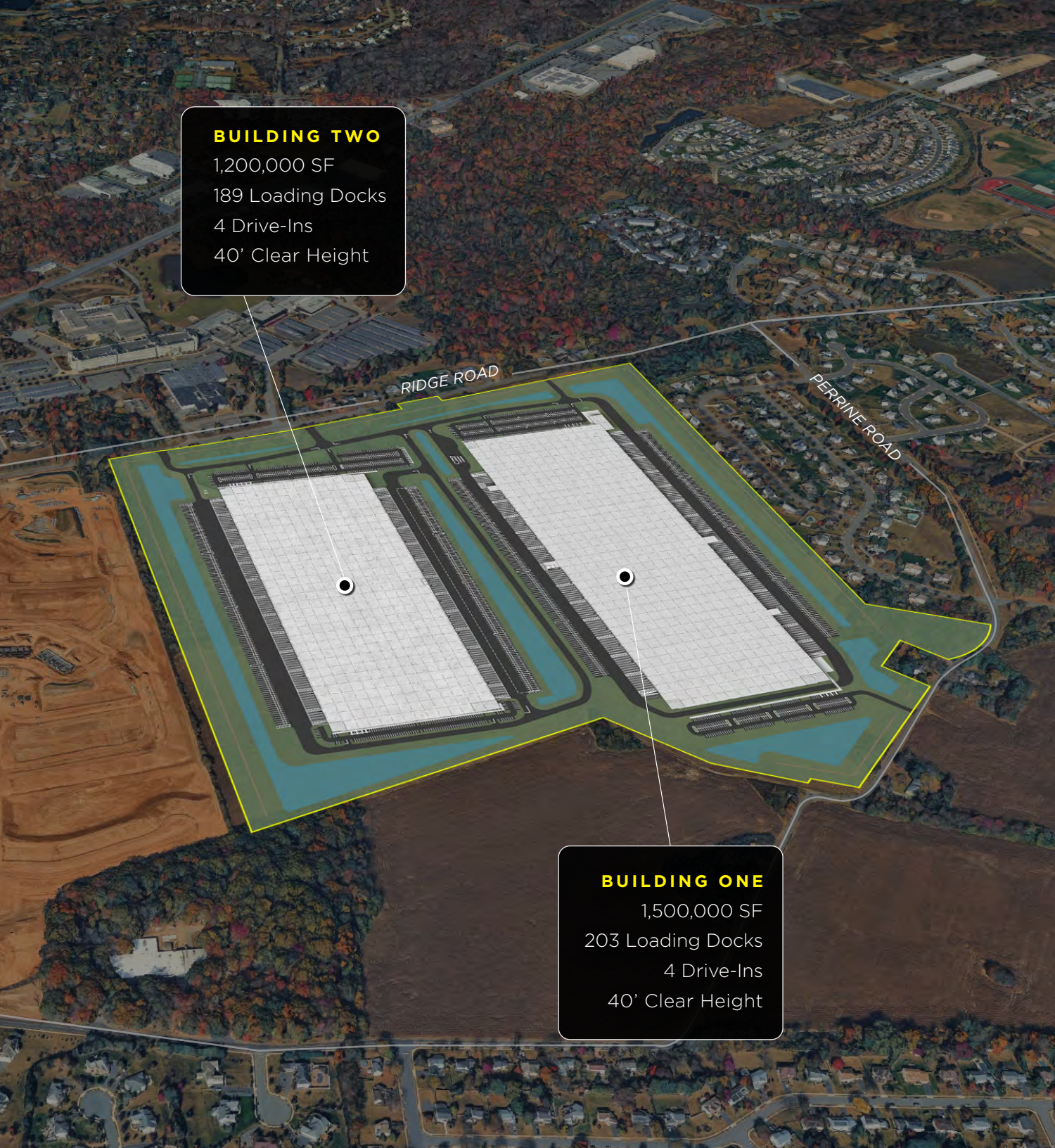
LOGISTIX

CROSSROADS
AT 8A

**ALL ROADS MEET AT
LOGISTIX CROSSROADS**

2.7M SF LOGISTICS PARK AVAILABLE

865 RIDGE ROAD | SOUTH BRUNSWICK, NJ



BUILDING TWO

1,200,000 SF
189 Loading Docks
4 Drive-Ins
40' Clear Height

2.7M SF

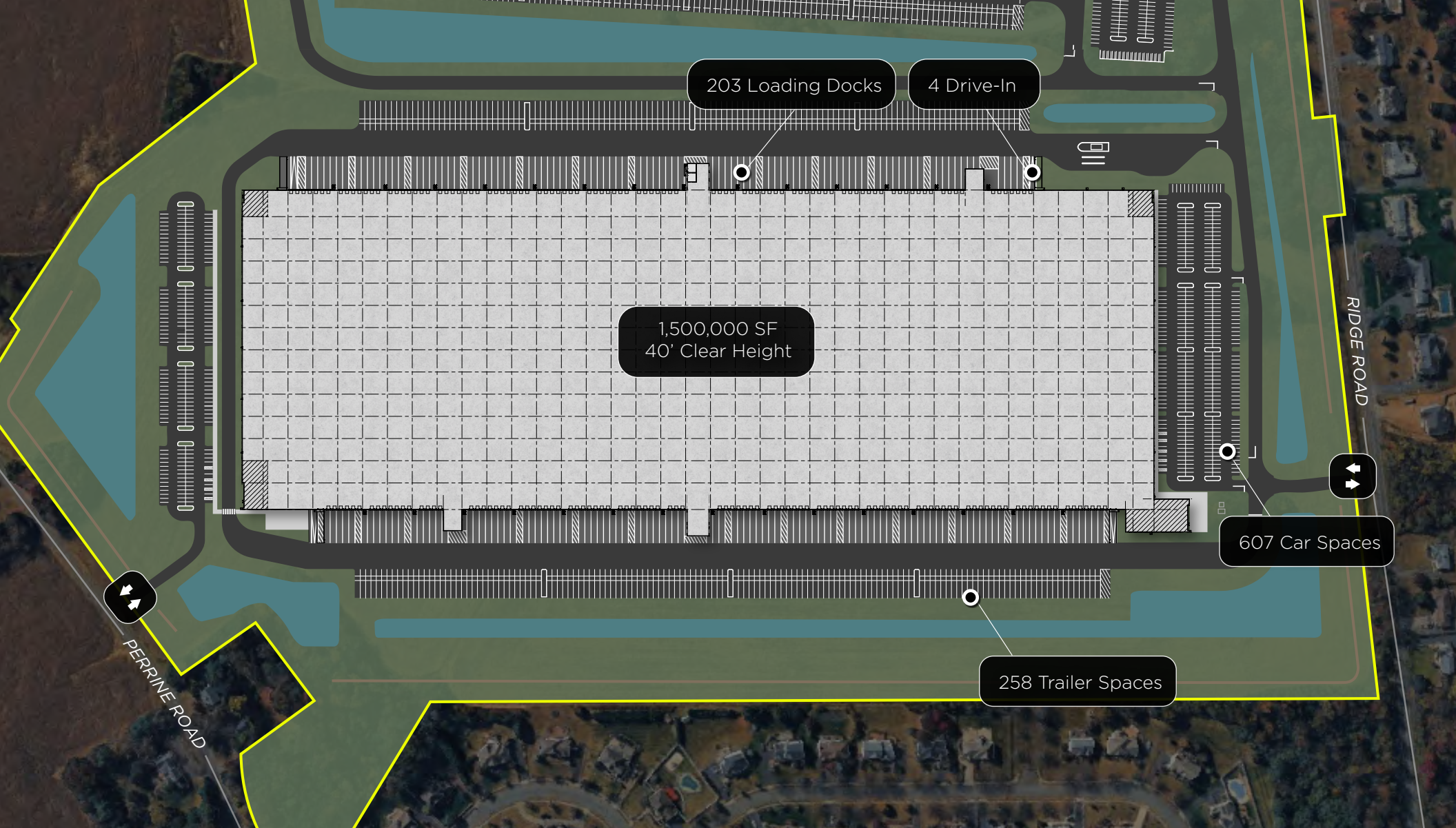
Situated along Ridge Road in South Brunswick, New Jersey, **Logistix Crossroads at 8A** is a 2.7 million square foot, best-in-class industrial development comprised of two state-of-the-art warehouse and distribution facilities.

Building One spans approximately 1,500,000 square feet and features 203 loading docks, 4 drive-in doors, and an industry-leading 40' clear height. **Building Two** contains 1,200,000 square feet and offers 189 loading docks, 4 drive-in doors, and matching 40' clear heights.

BUILDING ONE

1,500,000 SF
203 Loading Docks
4 Drive-Ins
40' Clear Height

Together, the project delivers a combined total of 392 loading docks and 8 drive-in doors, positioning Logistix Crossroads at 8A as one of the region's most dynamic and scalable logistics hubs.



BUILDING ONE

SIZE	1,500,000 SF	CEILING	40' Clear Height	LIGHTING	LED
OFFICE	To Suit	PARKING	607 Car Spaces 258 Trailer Spaces		
LOADING	203 Loading Docks 4 Drive-Ins	SPRINKLER	ESFR		

BUILDING TWO

SIZE 1,200,000 SF

OFFICE To Suit

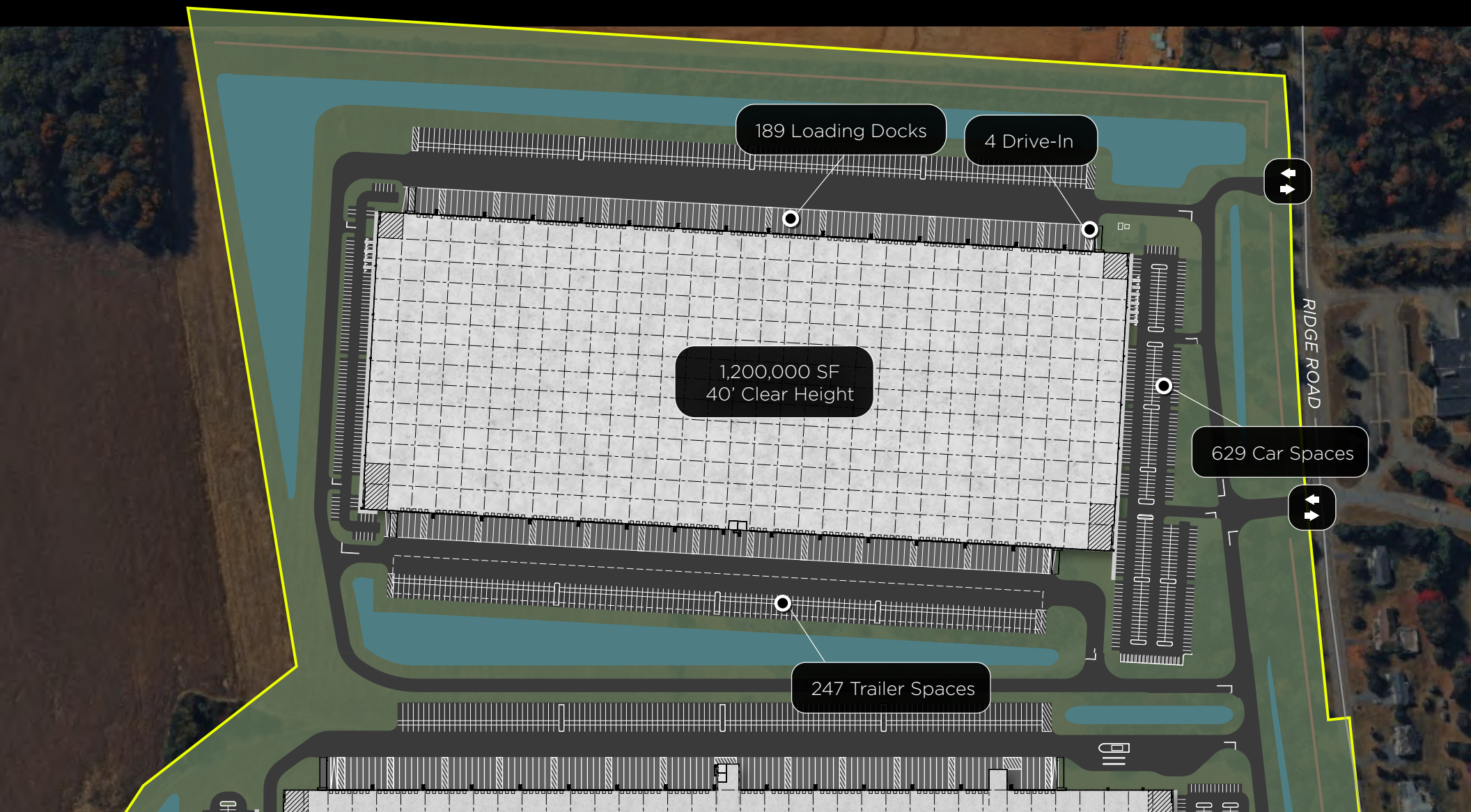
LOADING 189 Loading Docks
4 Drive-Ins

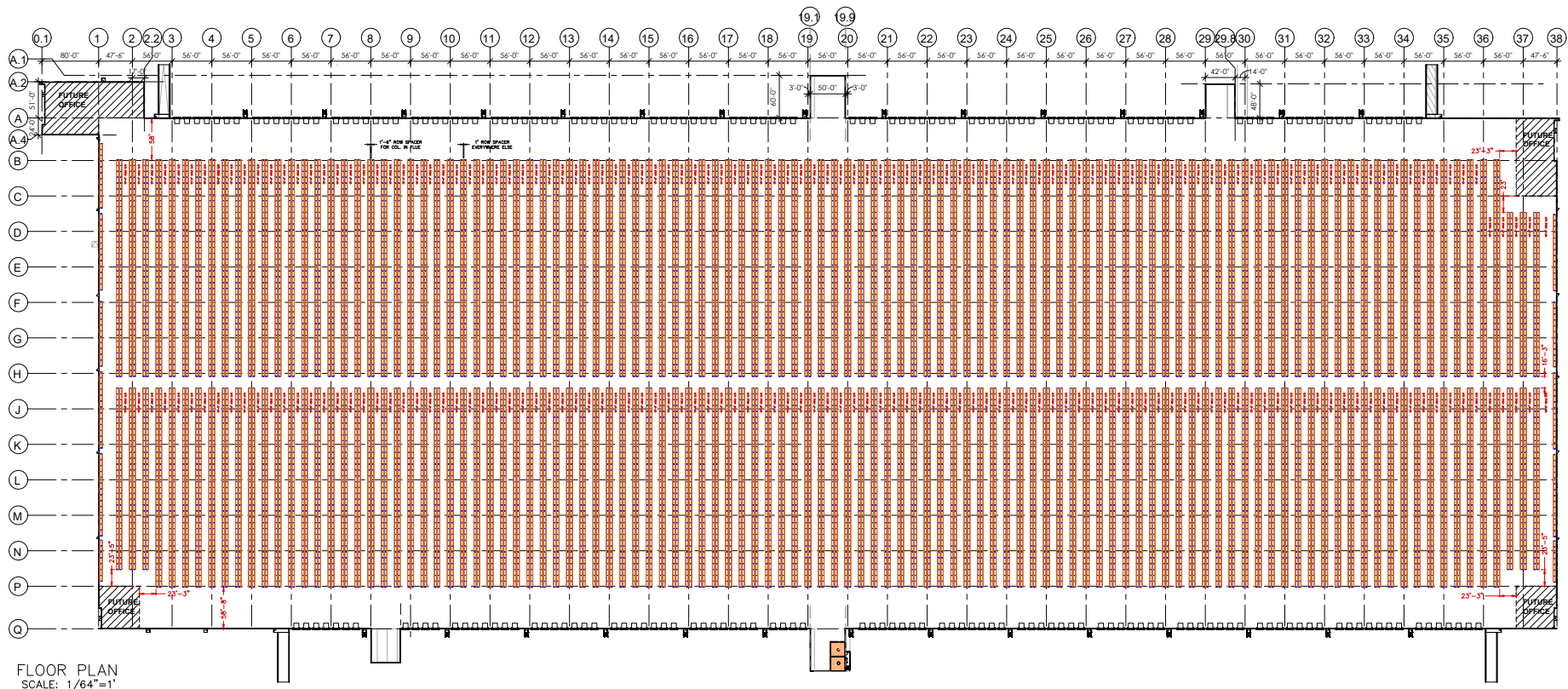
CEILING 40' Clear Height

PARKING 629 Car Spaces
247 Trailer Spaces

SPRINKLER ESFR

LIGHTING LED

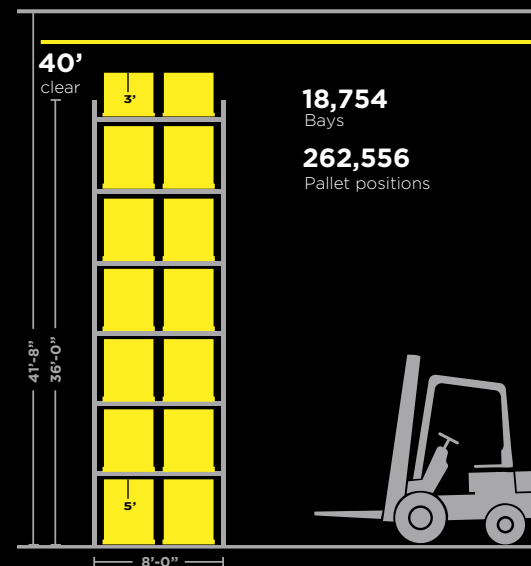




RACKING PLAN + PALLET CAPACITY

BUILDING ONE | VNA

18,754 BAYS = 262,556 PALLET POSITIONS



IDEAL LOCATION

A premier Central New Jersey location that is close proximity to NJ Turnpike, I-295, and Route 1. This property is uniquely located to provide a broad supply chain solution for both New Jersey and NYC and is well positioned for any logistics use.



35 MINUTES
TO NEWARK AIRPORT



45 MINUTES
TO PORT OF NEWARK



50 MINUTES
TO MIDTOWN NYC



Route 1	0.5 mi
Route 27	2 mi
Route 522	2.4 mi
Princeton Junction Station	5 mi
Route 206	5 mi
Route 130	6.5 mi
I-295	7 mi
NJ Turnpike Exit 8A	10 mi

Route 18	13 mi
NJ Turnpike Exit 9	15 mi
I-195	15.5 mi
I-287	16 mi
Outerbridge Crossing	24 mi
Goethals Bridge	31 mi
Port Newark/Elizabeth	36 mi
Newark Airport	40.2 mi

TRUCK ROUTES & TRANSIT

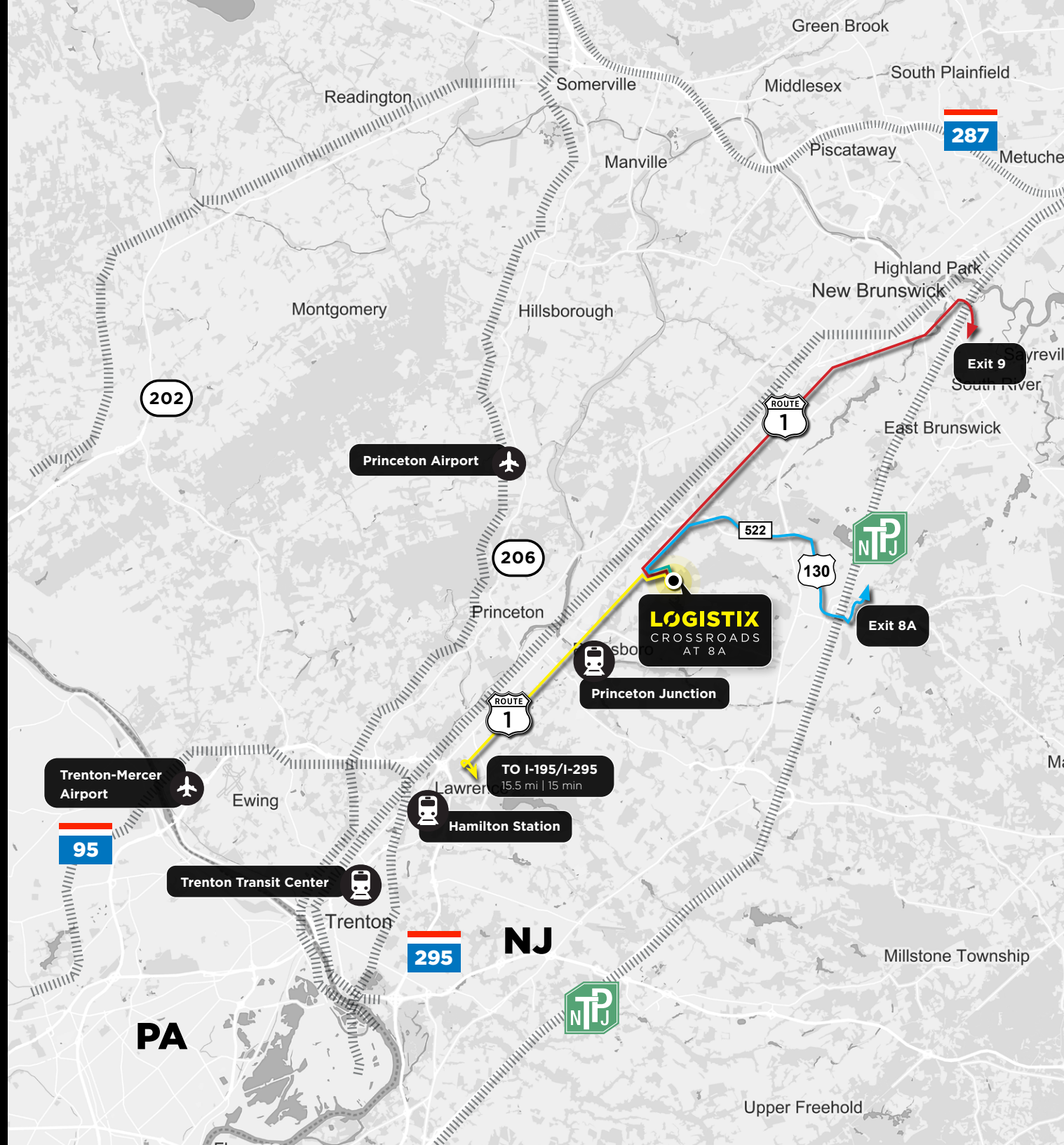
 **I-295**
 **295**
7 Miles
10 Minutes

 **NJ TURNPIKE EXIT 8A**
 **10 Miles**
15 Minutes

 **NJ TURNPIKE EXIT 9**
 **15 Miles**
20 Minutes

 **Princeton Junction**
5 miles
Hamilton Station
13 miles
Trenton Transit Center
15 miles

 **Princeton Airport**
6 miles
Trenton-Mercer Airport
17 Miles





EXIT 8A

NEARBY TENANTS

Exit 8A is a preferred location for companies to develop big-box warehouse/distribution facilities and has been one of the most desired submarkets in the state in recent history.

MARKET STATS | EXIT 8A • Q1 2026

294
of Properties

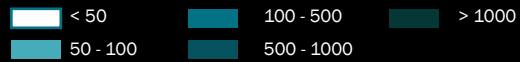
75M SF
Total Inventory

2.2M SF
YTD Leasing Activity

KEY DEMOGRAPHICS

RADIUS OF 20 MILES

Warehouse Workers Resident Density (Per Sq. Mi.)



 1,887,774
Population

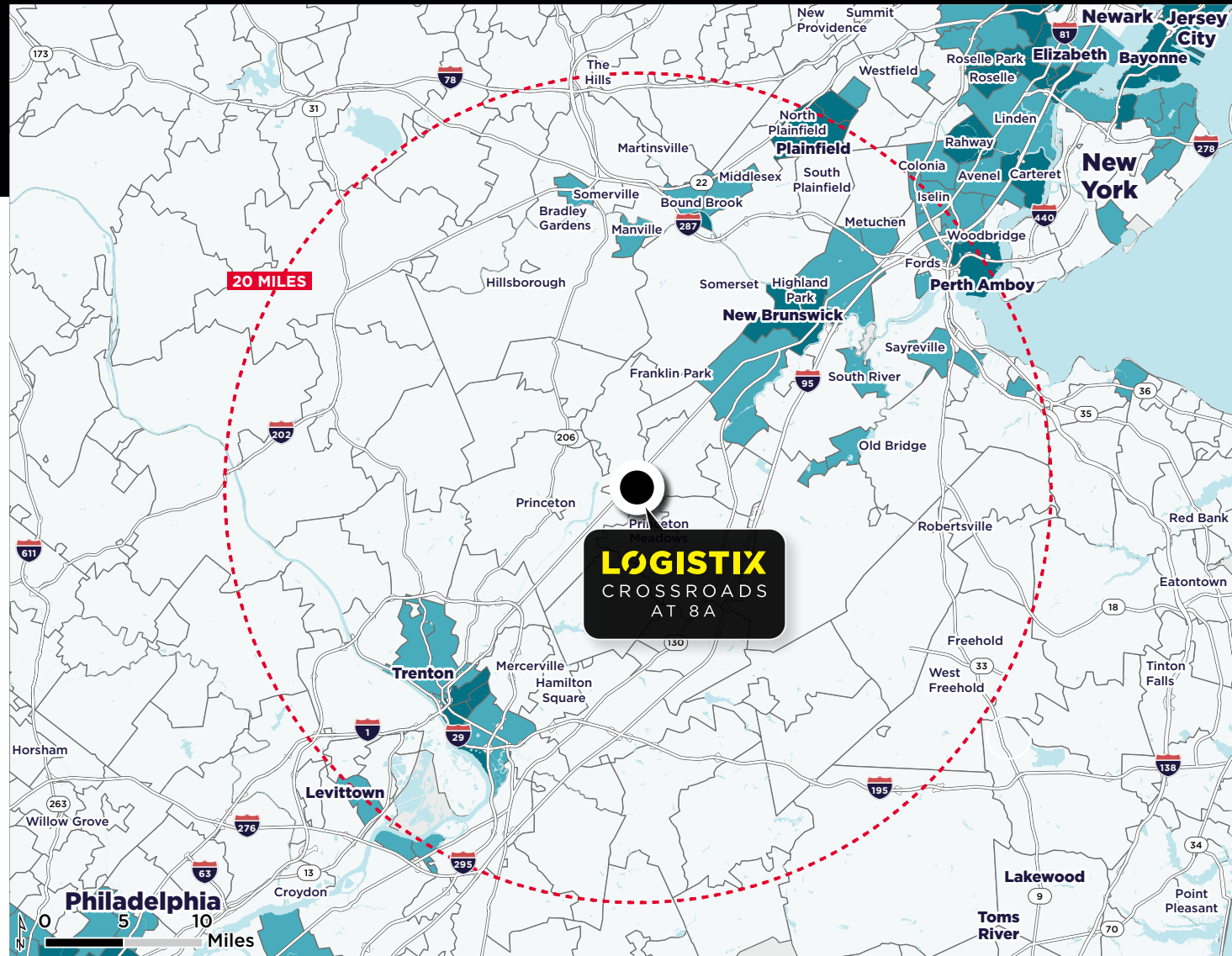
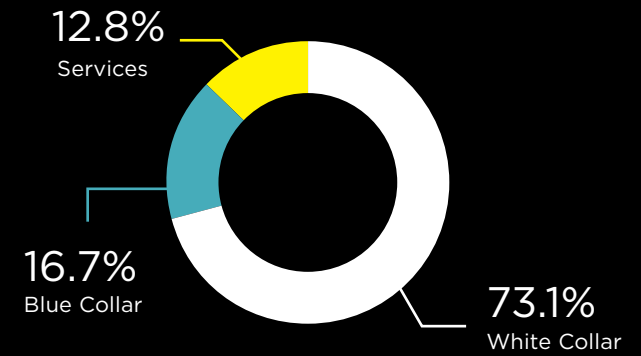
 683,271
Households

 \$118,391
Median Household Income

 40.8
Median Age

 \$97,112
Median Disposable Income

EMPLOYMENT





LOGISTIX

CROSSROADS
AT 8A

FOR MORE INFO, VISIT OUR WEBSITE:
LOGISTIXCROSSROADS.COM





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