

WOODBIDGE TOWERS

555 U.S. Highway 1 South | Iselin, NJ



WOODBIDGE TOWERS
555 ROUTE 1



BUILDING SPECS

Building Address: 555 U.S Highway 1 South, Iselin, NJ 08830

County: Middlesex

Year of Construction: 1983, Renovated 2009.

Building Size: 85,109 square feet

Floors: 3

Elevators: 2 passenger elevators

Amenities: Onsite management, **Café, vending, ATM**

Construction Type: Steel frame on concrete slab.

Floor Design Load: 80 lbs.

Finished Ceiling Height: 8'

Parking: 320 spaces (4/1000)

Building Hours: 6:30 am – 6:30 pm Monday – Friday

8 am – 1pm on Saturdays (excluding Holidays)

Security: Key card access after hours, weekends. Closed circuit video security at all entrances.

HVAC Systems: Heating: Electric baseboard heat with individual fan coil units. Cooling: Provided by a chilled water loop system served by two Carrier rooftop chillers. Building operates on one heating and cooling zone.

Tenant Electric: Currently estimated at \$1.75/sf



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Life Safety: The building is equipped with a fire alarm panel that monitors heat/smoke detectors located throughout the building corridors and lobby. Central Station Monitor. Horn/strobes, pull stations and fire hoses are located in each corridor. The Building is 100% sprinklered. There are fire extinguishers located throughout the building and in tenant office spaces.

There are battery back-up emergency and exit lights in corridors, stairwells and within your premises.

Telecommunications: DSL, Fiber, Cable and TI lines provided by Verizon, Comcast also provides cable service.



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BERGMAN
REAL ESTATE GROUP

LOCATION

Located across from Woodbridge Center Mall and Best Buy shopping Center directly on Rt. 1 South. Excellent access to Rte 1, 9, & 440, and GSP (Exit 130), NJ Turnpike and I-287.



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CONTACT



For Leasing Information Please Contact:

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