



# Princeton West Innovation Campus @ Hopewell

311 Pennington Rocky Hill Road  
Hopewell, New Jersey

State-of-the-Art  
Furnished Plug-and-Play  
R&D Laboratory and Office Space

Building 21  
13,846 - 62,359 SF for Lease

[princetonwest.com](http://princetonwest.com)



# Campus Overview

Owned by Lincoln Equities Group, Princeton West Innovation Campus at Hopewell is a secure, multi-purpose R&D and biologic/pharmaceutical and specialty manufacturing campus with build-to-suit opportunities. Situated on 433 picturesque acres in the Princeton market, the life sciences campus consists of existing R&D labs, R&D support and office space, child development facility, a data center and  $\pm 600,000$  SF approved development rights.

## Amenities



1,600 Space  
Parking garage



Fitness center  
with locker rooms



+16,000 SF  
Cafeteria with full kitchen



Auditorium  
dining area



Walking trails



Conference center

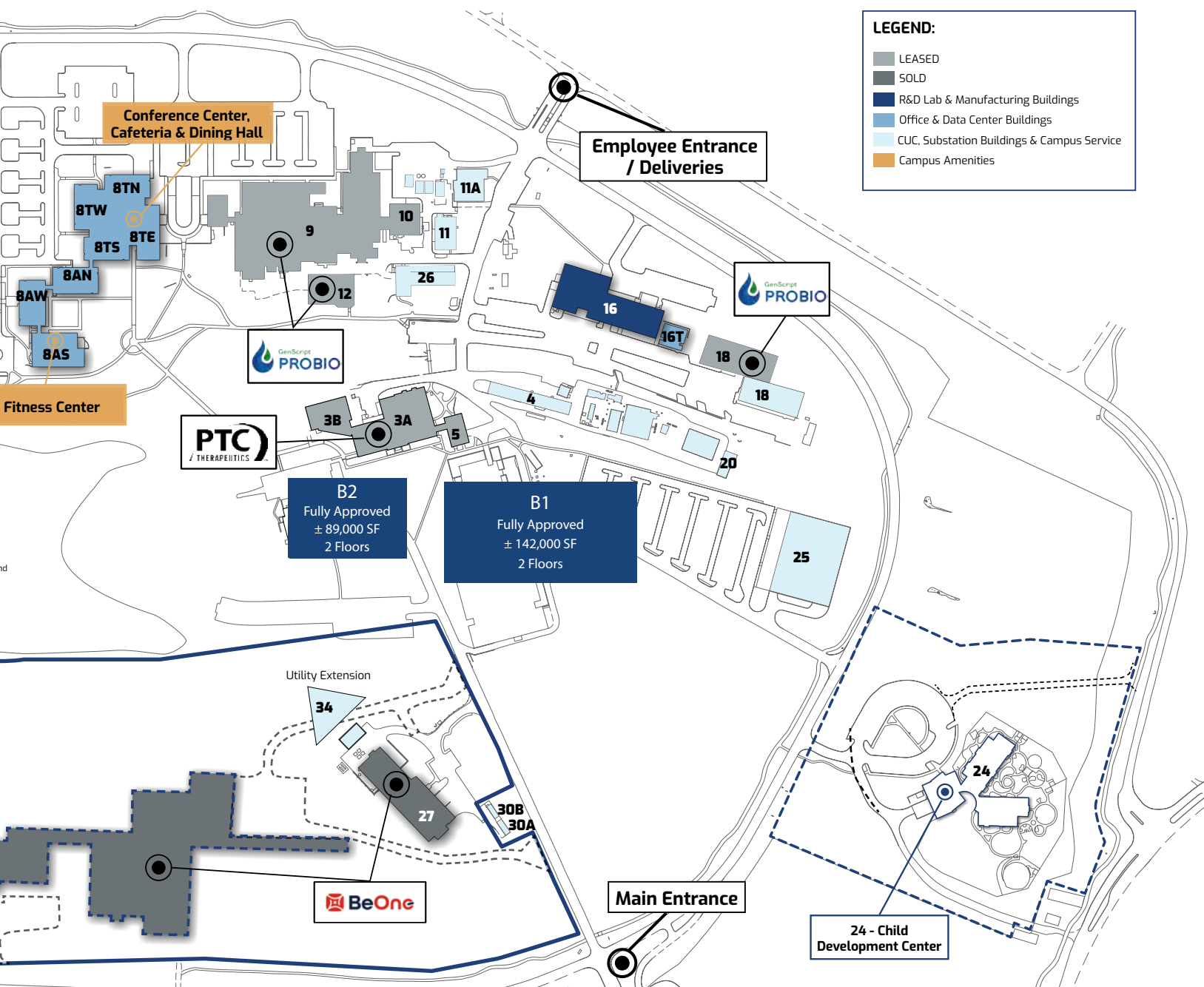
- 433 total acreage
- $\pm 1,500,000$  SF total developed space
- $\pm 375,000$  SF office and amenities
- $\pm 520,000$  SF R&D laboratory and support
- $\pm 121,000$  SF computer/data center
- $\pm 103,000$  SF clinical manufacturing/lab/office
- $\pm 23,000$  SF building storage
- $\pm 28,000$  SF child development center
- $\pm 600,000$  SF development rights



# Campus Attributes

311 Pennington Rocky Hill Road

- Zoning allows R&D, office and production and assembly uses related to the fields of biologics, pharmacology and medicine
- Former Bristol-Myers Squibb pharmaceutical campus with over \$600M invested capital improvements
- Seven companies already call Princeton West Innovation Campus their home, including BeiGene, Enzene Biosciences, GenScript ProBio, and PTC Therapeutics
- +380,000 SF build-to-suit opportunity (Buildings A, B1 & B2), B1 & B2 – Fully approved for 231,000 SF
- Central Utility Complex (CUC) supplies a portion of site steam and chilled water demand
- State-of-the-art 69 kv Main Substation supported by dual feeds(30MW), 15KV, and 5 KV distribution
- 30 MW available, expandable to 70 MW
- Two (2) solar arrays – one (1) 660kW and one (1) 60kW
- Two (2) 2MW co-generation systems
- Emergency generators – decentralized



## Prominent Princeton Location

Centrally located between New York City and Philadelphia, along the Boston to Washington, D.C. Northeast Corridor of AMTRAK rail line, the campus is well situated less than 5 miles from I-295 providing access to the East Coast's main Interstate Highway, I-95.



Located off Route 31 with direct access to Routes 1, 27, 33, 130 and 206, Interstates 95, 195, 295 and the NJ Turnpike.



±12 miles from three NJ Transit / AMTRAK train stations along the Northeast Corridor with service to and from New York Penn Station in Midtown Manhattan, Philadelphia, Boston to Washington, D.C.



±50 miles from two International airports – Newark Liberty and Philadelphia.

Less than 10 miles from Trenton-Mercer airport.

## Access to Talent



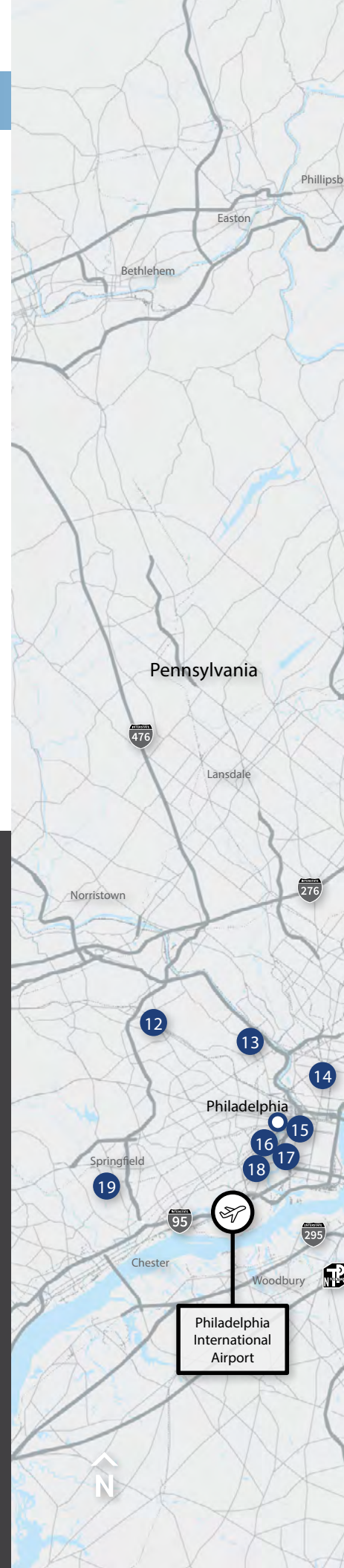
New Jersey has one of the most highly educated, highly skilled workforce in the U.S. – including the highest concentration of scientists and engineers in the world.

Select bio and pharma companies operating in New Jersey include: AbbVie, Bristol-Meyers Squibb, Genmab, GSK, Johnson & Johnson, Merck, Novartis, Novo Nordisk, Roche and Pfizer.



Situated less than 10 miles of the campus are Princeton University, Rider University, The College of New Jersey, Thomas Edison State College and Mercer County Community College.

Located within 50 miles of the campus are: Rutgers, Seton Hall, Kean, Villanova, Temple, Drexel, Thomas Jefferson, Jefferson College of Pharmacy, Philadelphia College of Osteopathic Medicine, University of Pennsylvania, University of the Sciences in Philadelphia and the New Jersey Institute of Technology, Stephens Institute of Technology and the Pennsylvania Institute of Technology.



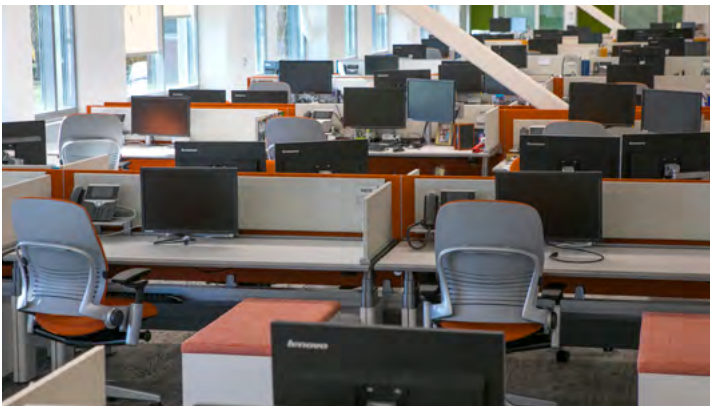
**Princeton West Innovation Campus @ Hopewell**

Newark Liberty International Airport

- Select Area Colleges & Universities
- 1 Seton Hall University
  - 2 Rutgers, Newark
  - 3 NJ Institute of Technology
  - 4 Stephens Institute of Technology
  - 5 Kean University
  - 6 Rutgers, New Brunswick
  - 7 Princeton University
  - 8 Mercer County College
  - 9 Rider University
  - 10 The College of New Jersey
  - 11 Thomas Edison State College
  - 12 Villanova University
  - 13 Philadelphia College of Osteopathic Med.
  - 14 Temple University
  - 15 Thomas Jefferson University
  - 16 Drexel University
  - 17 University of Pennsylvania
  - 18 University of Sciences Philadelphia
  - 19 PA Institute of Technology
  - 20 Rutgers, Camden

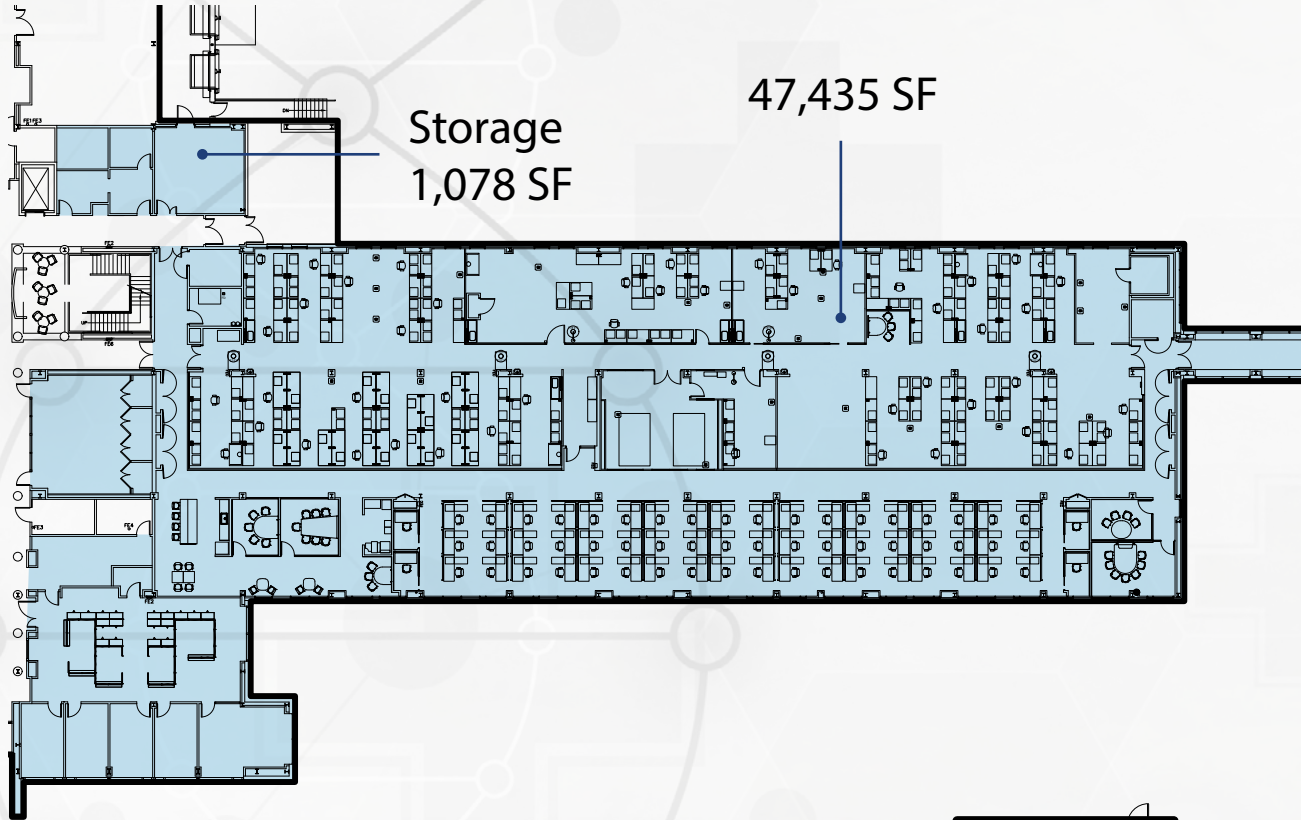
# Buildings 21 Specifications

Primary Function	Research & Development biology laboratories, associated office space, and sample storage facility.
Building Size	158,213 Rentable Square Feet
Floors	Two (2)
Elevator(s)	3 – 2,500 lb passenger 1 – 4,500 lb freight
Year Built/Renovated	Building 21 – 2001/2017 Building 21A – 2017
Configuration	<ul style="list-style-type: none"><li>• R&amp;D laboratories</li><li>• Fume hoods – 100 FPM capacity</li><li>• Biosafety Cabinets</li><li>• Laboratory Sinks</li><li>• Central Compressed Air</li><li>• Central Vacuum</li><li>• Central Deionized water</li><li>• Natural Gas</li><li>• Process gas infrastructure for LN2, CO2, N2, O2</li></ul>
Loading	Three (3) docks with levelers (common)
HVAC	150 psi steam and chilled water supplied from the Central Utility Complex. Steam is used to produce 180°F water which along with chilled water is supplied to the building air handlers. Laboratories have 100% once through air with 12 air changes per hour.
Electrical	1500/2000kVA, 13.8kV-480/277V Dual feeds from double ended substation. Building supported by 4MW cogeneration from Central Utility Complex.
Generator(s)	One (1) – shared with Building 17
UPS	Lab supported
Building System(s)	Siemens BMS
Fire Protection	100% sprinklered and Siemens monitoring and alarm system
Security	Card key access and security cameras

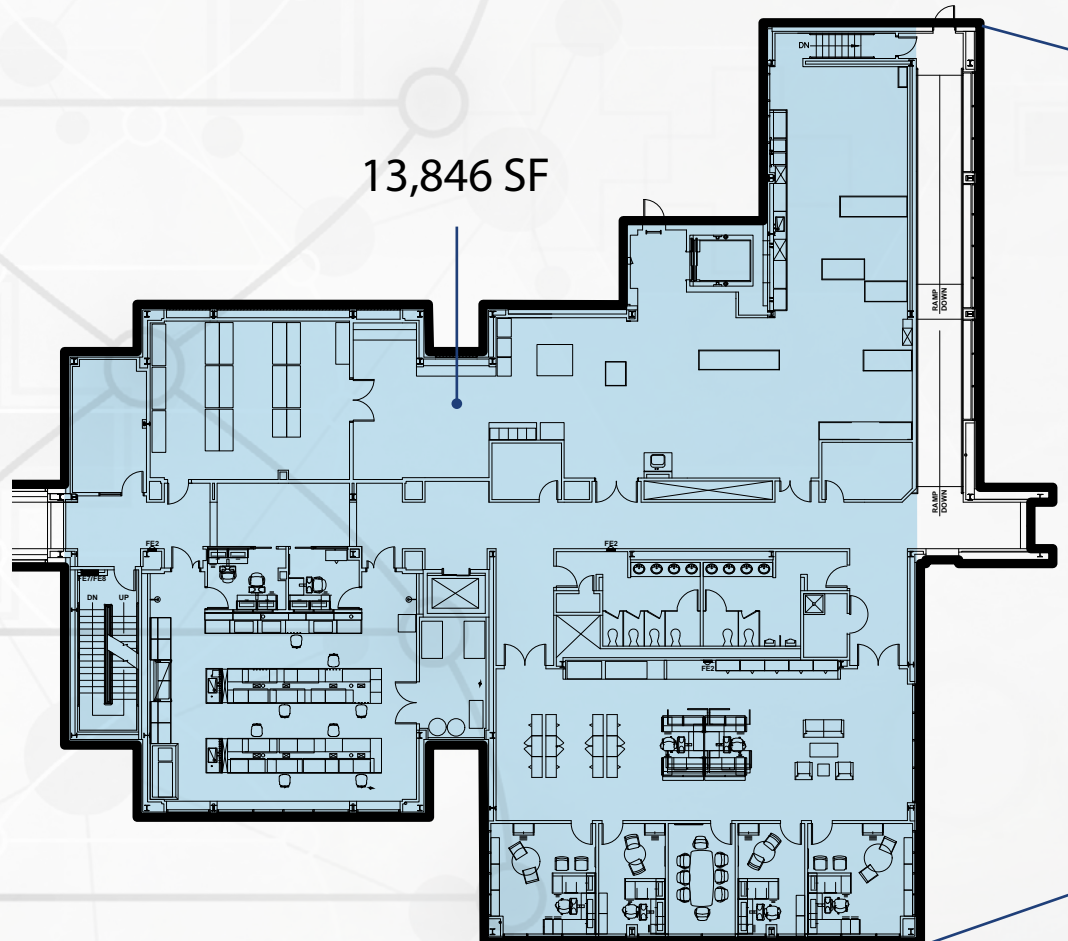


# Building 21 - Floor 1

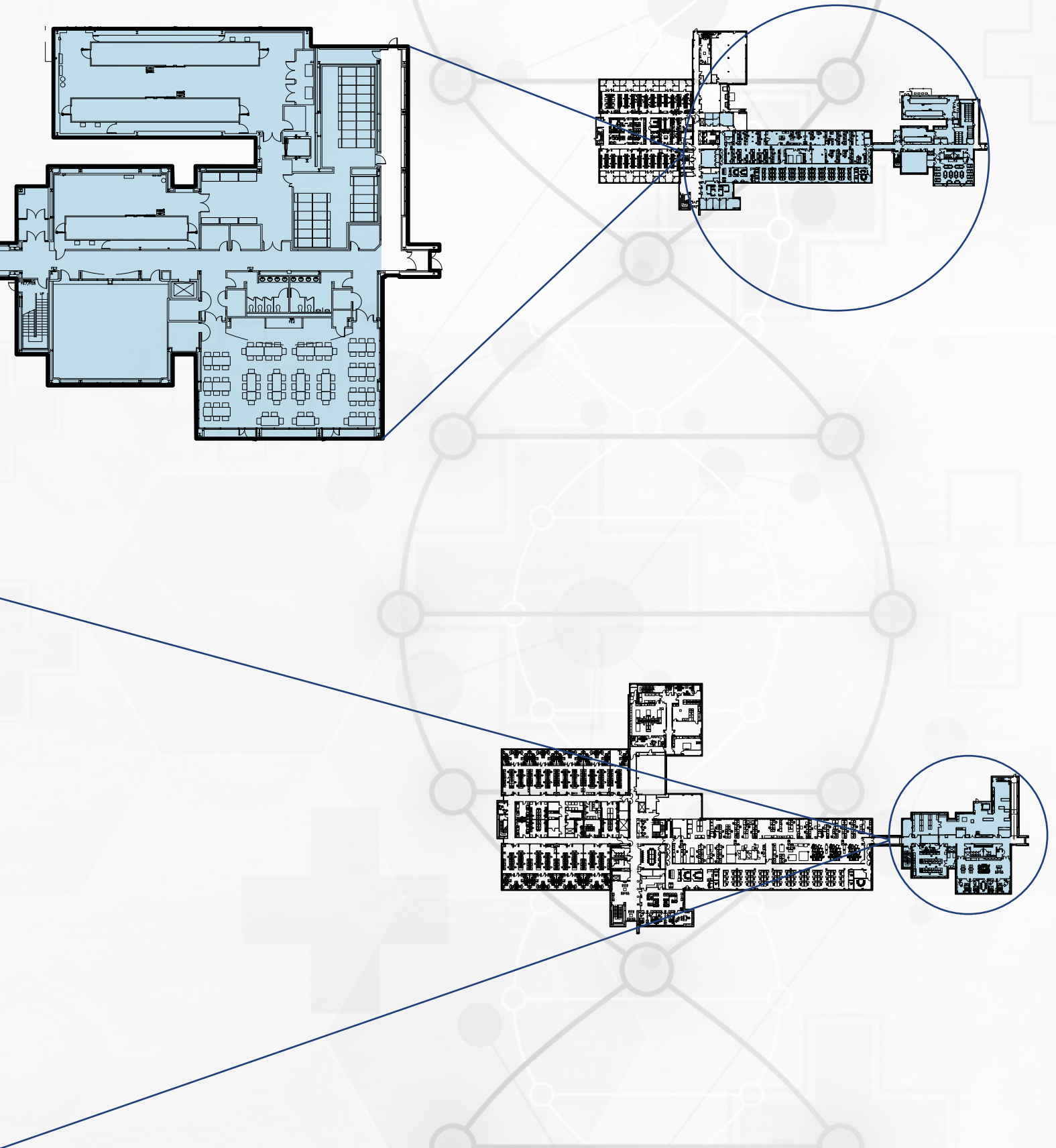
## FLOOR 01



## FLOOR 02



# Building 21 - Floor 2



# Campus Amenities



Fitness Center (Building 8A)



Miles of Walking Paths



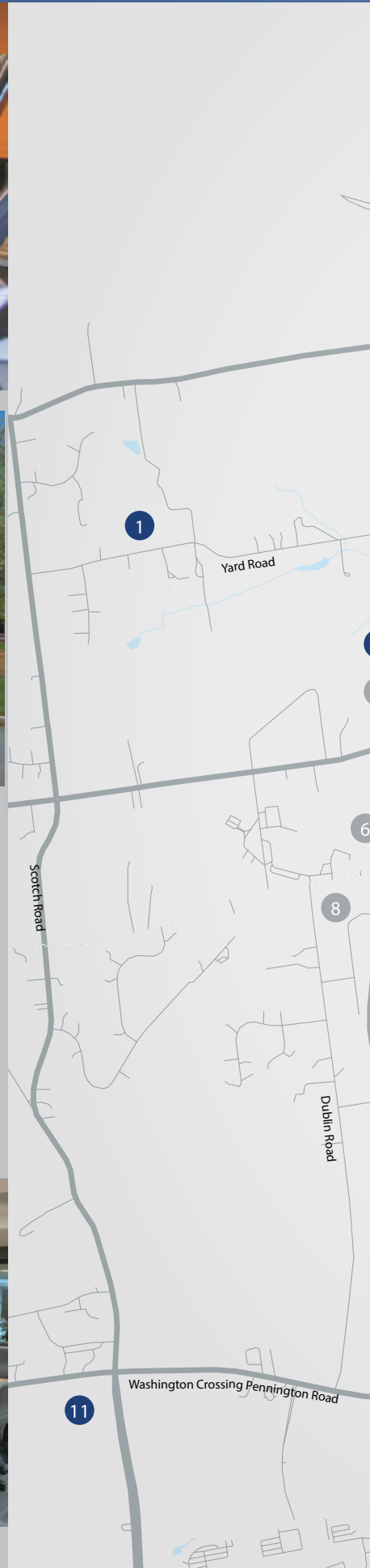
1,600 Space Parking Garage



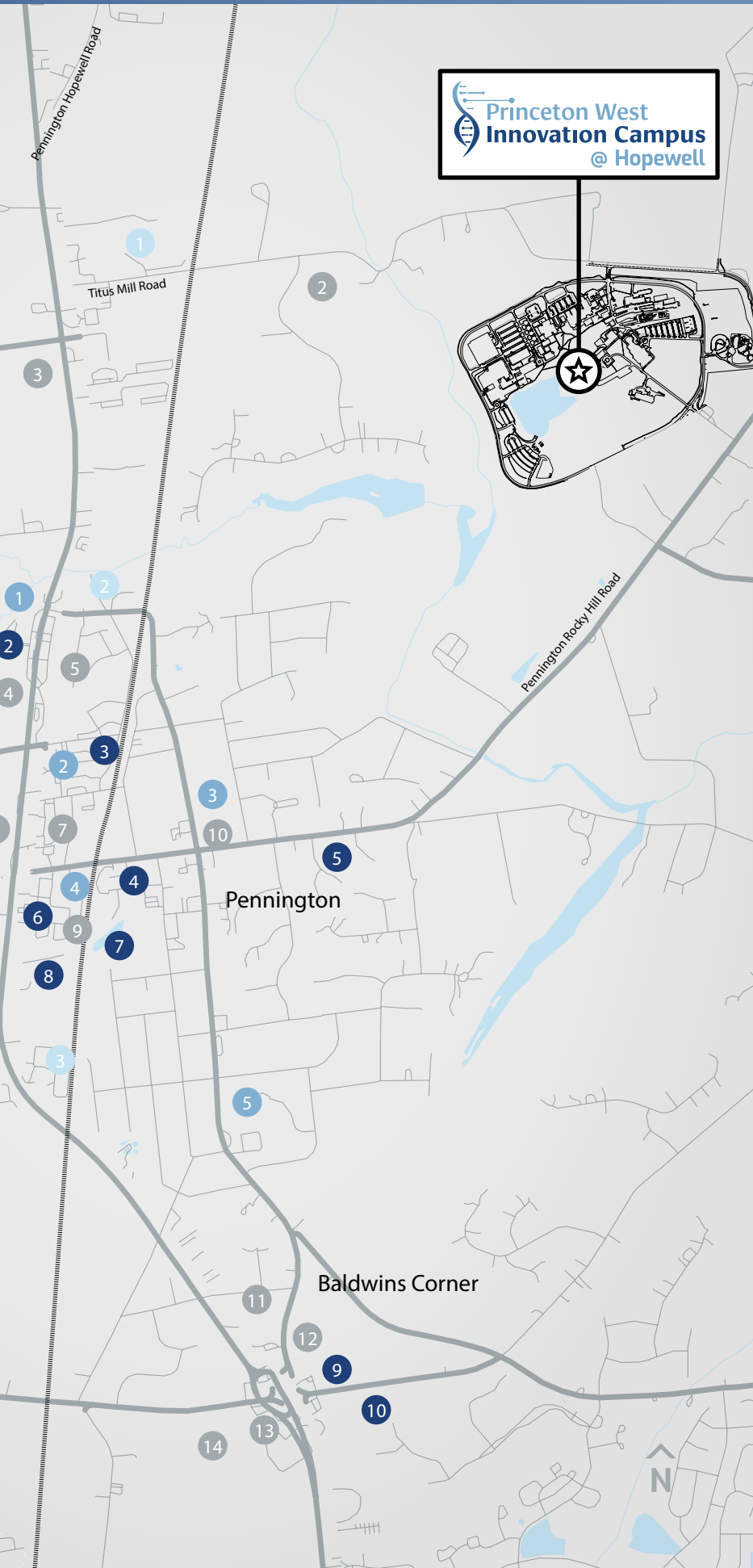
Cafeteria and Dining Hall (Building 8T)



Conference Center (Building 8T)



# Local Area Amenities



**Princeton West  
Innovation Campus  
@ Hopewell**

## Restaurants

- 1 Hopewell Valley Vineyards
- 2 Osteria Procaccini
- 3 Villa Francesco
- 4 Pennington Pizza & Grill
- 5 Sumo Sushi
- 6 Pru Thai
- 7 Burger King
- 8 Rita's Pennington
- 9 Wildflowers Restaurant
- 10 Blimpe
- 11 Subway

## Coffee Shops

- 1 Dunkin Donuts
- 2 Deli on a Bagel Café
- 3 Emily's Café & Catering
- 4 Pennington Bagel
- 5 Sourland Coffee

## Fitness / Lifestyle

- 1 Hopewell Tennis and Swim Center
- 2 Integrated Fitness
- 3 Pennington CrossFit

## Convenience / Banks

- 1 Quick Check
- 2 Blue Moon Acres Market
- 3 Investors Bank
- 4 M&T Bank
- 5 Road Runners Cleaners
- 6 Wells Fargo Bank
- 7 TD Bank
- 8 RiteAid Pharmacy
- 9 PNC Bank
- 10 Sun National Bank
- 11 Santander Bank ATM
- 12 Circle Cleaners
- 13 Wells Fargo Bank
- 14 Shop Rite

## Hotels *Not marked on map*

- 1 Chauncey Hotel & Conference Center - 4.1 miles
- 2 Inn at Glencairn B&B - 5.9 miles
- 3 Springhill Suites by Marriott - 6.1 miles
- 4 Element Ewing Princeton - 6.6 miles
- 5 Courtyard Marriott Ewing Princeton - 6.6 miles
- 6 The Peacock Inn - 7.0 miles
- 7 Nassau Inn - 7.3 miles
- 8 Quality Inn near Princeton - 8.6 miles
- 9 Extended Stay Americas Princeton - 8.9 miles



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lincolnequities.com



princetonwest.com



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