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TECHNOLOGY DRIVE

WARREN, NEW JERSEY

BIO-TECH/LAB & OFFICE SPACE AVAILABLE

AVAILABLE

10,000 - 55,700 SF

BUILDING SIZE

107,416 SF

YEAR BUILT/RENOVATED

1986/2020-2021

ELECTRICAL SERVICE

3 PHASE, 4 WIRE, 277 AMP, 480 VOLT

PARKING RATIO

3.5/1,000 SF

GUARANTEED ABSOLUTE LOWEST MARKET PRICING



Colliers

NEIGHBORING TENANTS

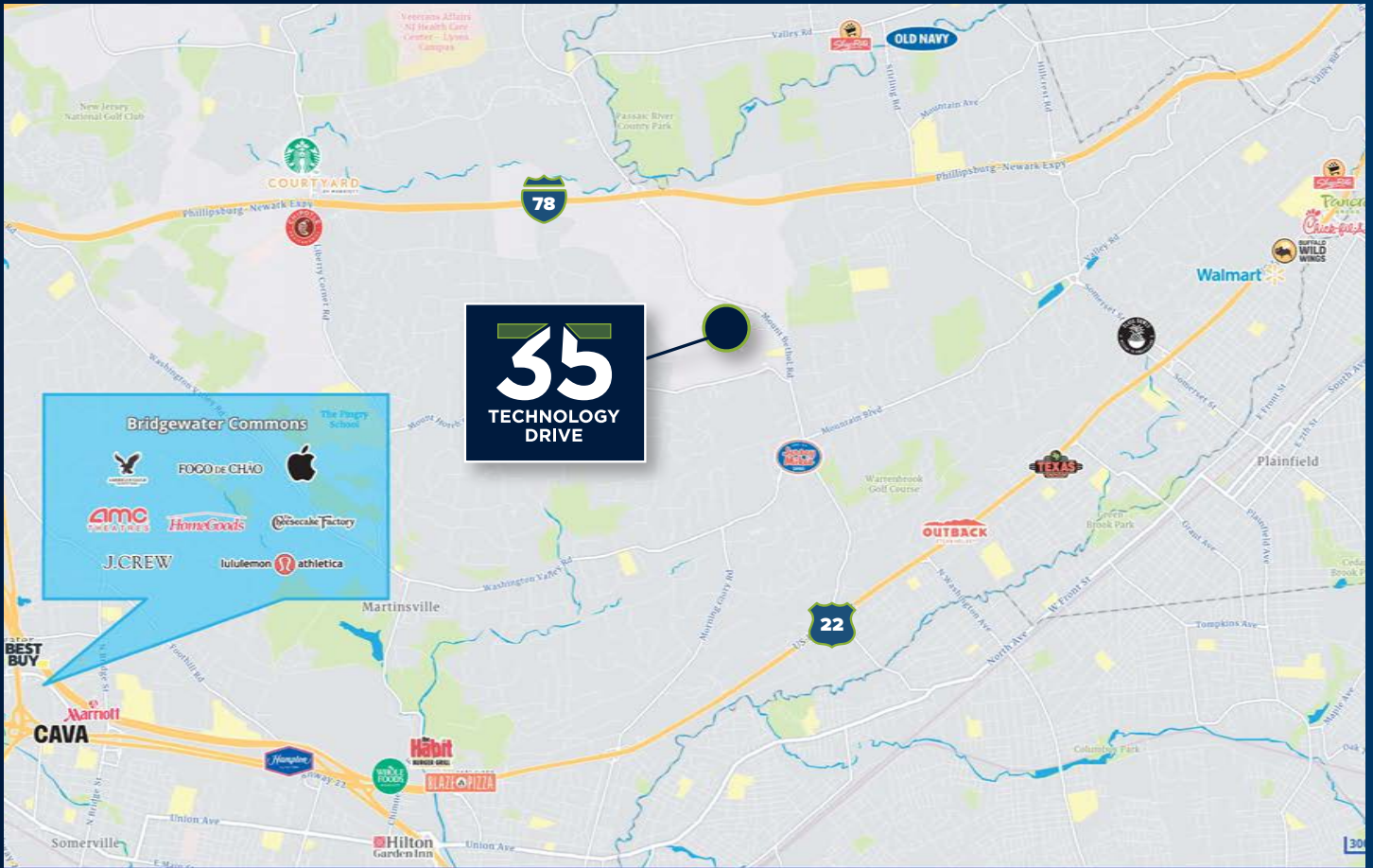


STRATEGICALLY LOCATED

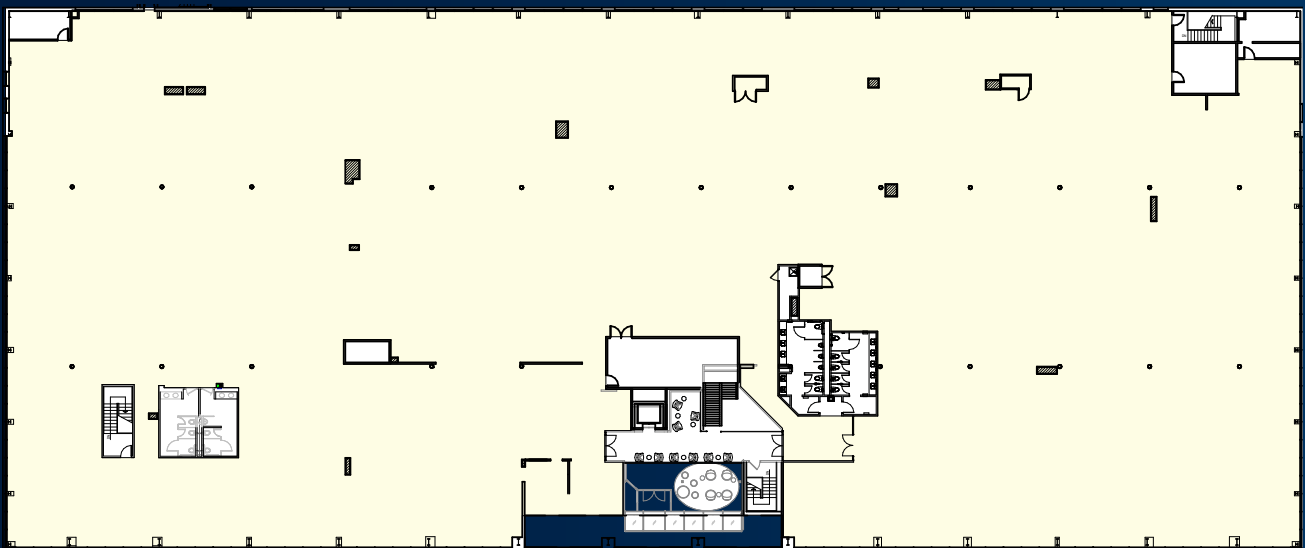
| | |
|--------------------------|------------|
| I-78 | 15 Miles |
| Millington Train Station | 4.0 Miles |
| Route 22 | 5.0 Miles |
| Dunellen Train Station | 6.7 Miles |
| Route 28 | 6.9 Miles |
| I-287 | 7.0 Miles |
| Route 202 | 7.3 Miles |
| Rutgers University | 14.6 Miles |
| New Jersey Turnpike | 15.9 Miles |
| Garden State Parkway | 18.1 Miles |
| Newark Airport | 22.7 Miles |
| Newark Penn Station | 23.8 Miles |
| Princeton University | 26.3 Miles |
| Manhattan | 31.2 Miles |



AREA AMENITIES



SECOND FLOOR





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**TECHNOLOGY
DRIVE**
WARREN, NEW JERSEY

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