

UP TO 100,000 SF

PHARMA LAB AND/OR MANUFACTURING SPACE
AVAILABLE FOR LEASE



YOUR COMPANY
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DEVELOPED BY:
Hx2 Development LLC
& Clarke, Caton, Hintz PC

CONNECTING YOU

TO THE CENTER OF NEW JERSEY'S MOST DYNAMIC ECONOMY

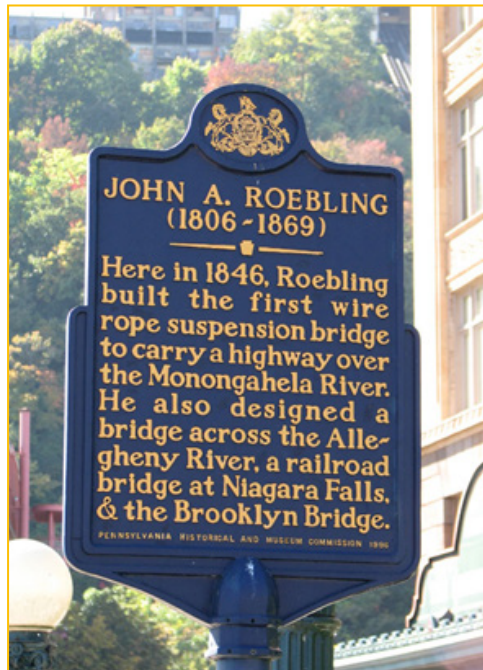
HISTORY

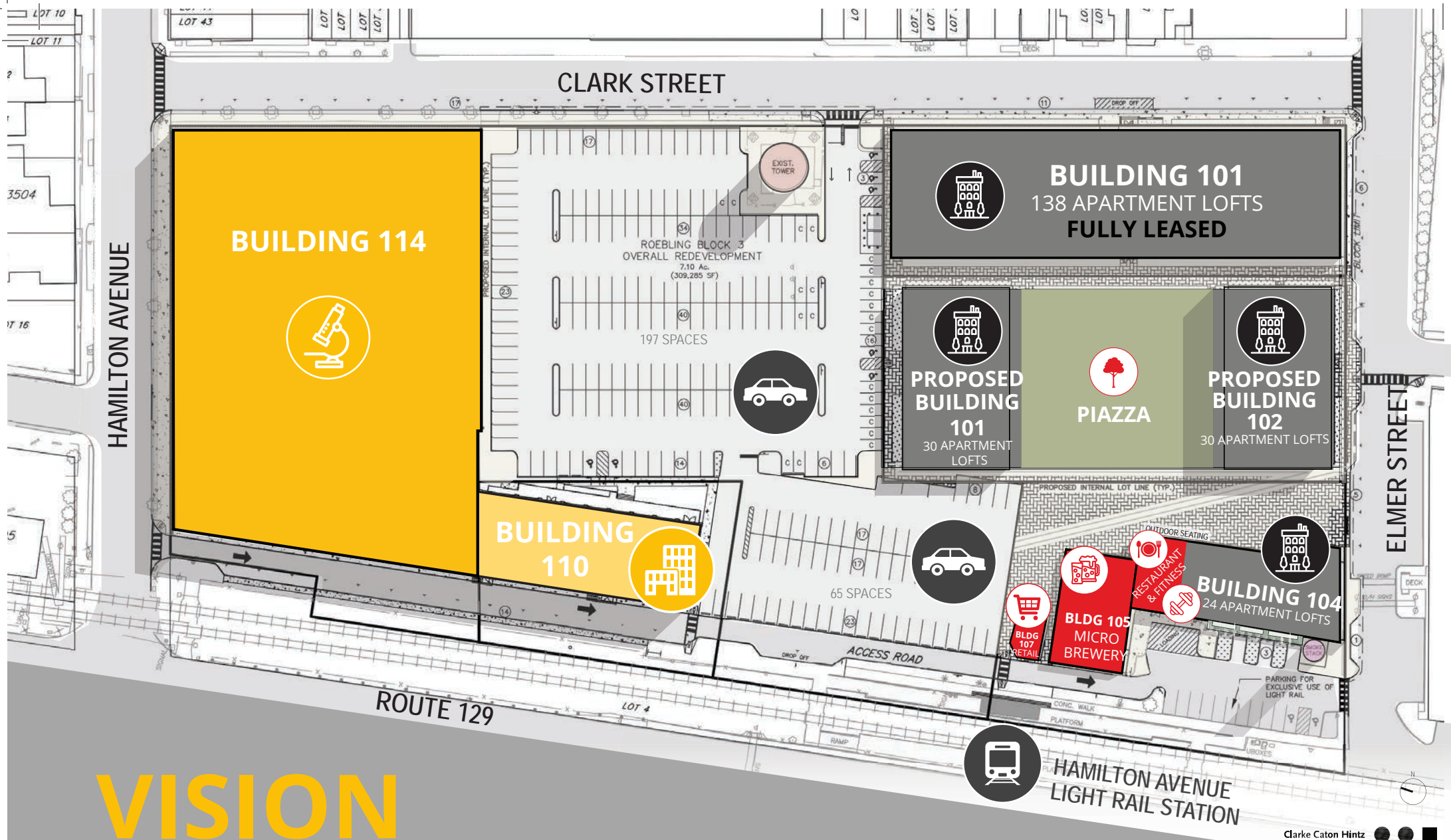
The Roebling's history on the site dates to 1848, when John A. Roebling purchased 25 acres of land in Chambersburg (then an independent borough just SE of Trenton). Roebling's business was starting to boom, owing to a series of contract awards for suspension bridges. He needed a new factory with higher capacity, capable of making longer cables. He selected Trenton for its close proximity to major Eastern markets, and easy access to Atlantic ports via the Delaware & Raritan Canal, which ran along the current Rt. 129 right-of-way.

Best known today as the "father of the Brooklyn Bridge", Roebling's Trenton-made cables ended up in most of the major suspension bridges built in United States through the first half of the 20th century, including New York City's Williamsburg, Manhattan, and George Washington Bridges, as well as the Golden Gate Bridge in San Francisco.

John A. Roebling died in 1869, shortly after construction of the Brooklyn Bridge began. The bridge was completed in 1883 by his son Washington Roebling (with a major contribution from Washington's wife, Emily Warren Roebling, who managed the project in his name while he recovered from a severe case of the "Bends"). The "Son's Company" was created by John A. Roebling's will, and operated on the site until it was sold to the Colorado Fuel & Iron Corporation (CF&I) in 1952.

Bridges, however, were only one use of Roebling products. The Company pioneered many more applications for wire and wire rope: it was an early investor in and supplier to the Otis Elevator Company, inventors of the modern, electrically-powered elevator. Both the Wright Brothers Flyer (the world's first airplane) and Lindbergh's Spirit of St. Louis contained Roebling wire braces and control cables. Additional applications included steel cables for anti-submarine nets and tethering of marine mines, wire fencing and screens, ski lifts and cable cars, structural supports for buildings, as well as the original Slinky toy.





Clarke Caton Hintz ●●●

VISION

Roebling Center is a mixed-use live/work/play development located on 7.1 acres of historic Roebling factory.

10,000 SF hospitality all arrayed around a landscaped courtyard, the 'Railyard' programmed with arts and festival events.



+100,000 SF
PHARMA
SPACE



108,335 SF
OFFICE
SPACE



262
CAR PARKING
SPACES



222
LOFT
APARTMENTS



RETAIL



MICROBREWERY



RESTAURANT



FITNESS
CENTER

BUILDING 114



- Life Sciences Manufacturing core & shell delivery
- 18' – 24' clear
- Public water & sewer
- Pad sites for generator & bulk gases
- Mass Transit access via on-site NJ Transit Riverline Stop
- Potential Emerge NJ Incentives



**CONCEPTUAL
RENDERING
MANUFACTURING
MEZZANINE VIEW**





CONCEPTUAL
RENDERING
BUILDING ENTRANCE
MEZZANINE VIEW



CONCEPTUAL RENDERING
R&D LAB SPACE
MEZZANINE





CONCEPTUAL
RENDERING
FIRST FLOOR
MANUFACTURING

Clarke Caton Hintz



BUILDING 114

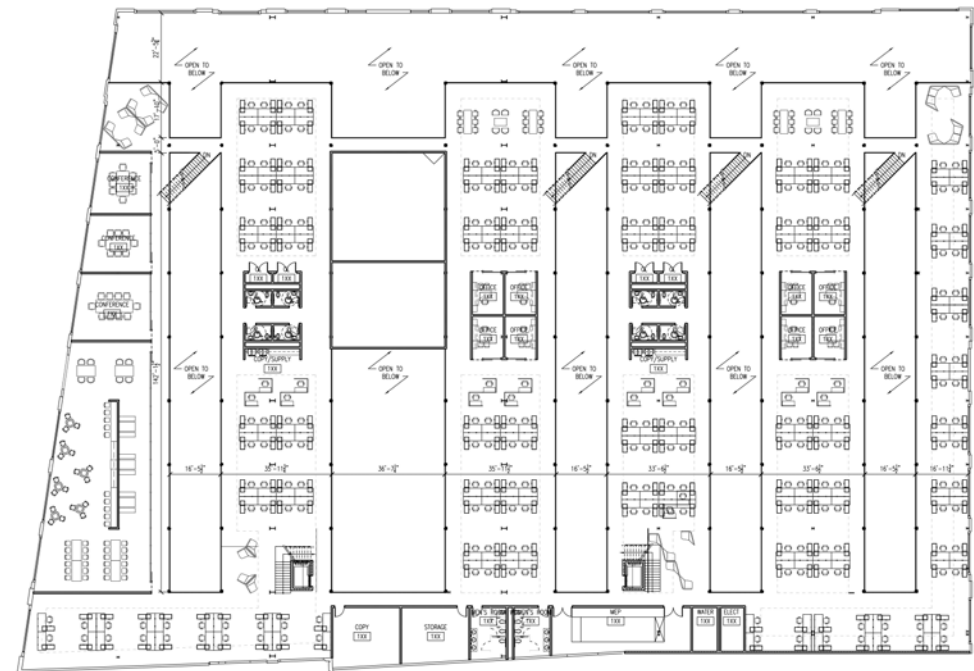


- +100,000 SF office space available
- 18' to 24' ceiling height
- Natural light via windows and skylights
- Exterior signage available

1ST FLOOR



MEZZANINE



Conceptual Office Test Fit Plans

3D RENDERING OF
BUILDING 114 INTERIOR





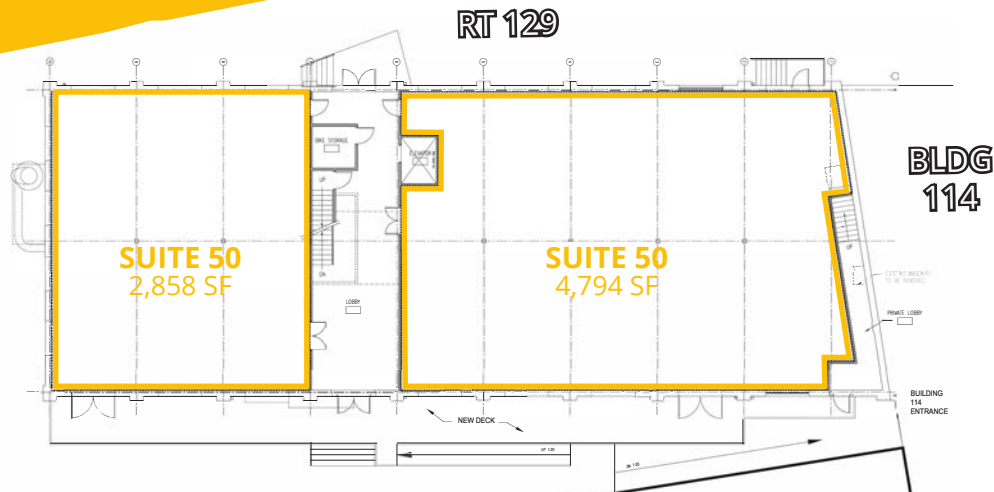
BUILDING 110

Building 110 is the oldest structure in Roebing Center, originally the carpentry shop for the factory complex. Its wood post and beam construction lends itself to a number of gracious renovation options.

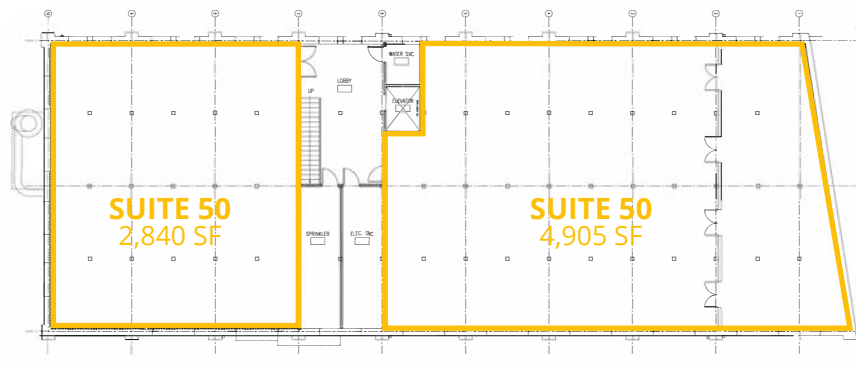
- Office suites available from 2,840 SF to 4,905 SF
- 15' clear height (9' clear height in lower level)
- Natural light via windows and skylights
- Exterior signage available



FIRST FLOOR



LOWER LEVEL



CONNECTIVITY



TRAIN

Riverline Stop on-site with one stop connection to Trenton Transit Center Princeton, New Brunswick, Newark Airport & NYC

SEPTA
Philadelphia & Philadelphia Airport

Amtrak
NE Corridor between Boston & DC



CAR

U.S. Route 1
I-195
I-295
NJ Turnpike - Exit 7A



PARKING

262 parking spaces are available on-site



AMENITIES

The Rail yard - landscaped courtyard programmed with arts & festival events.

Roebling market (across the street) - supermarket, bank, dry cleaners and more shops.

The Chambersburg neighborhood (a short walk from Roebling Center) boasts a range of authentic restaurants





FOR MORE INFORMATION,
PLEASE CONTACT:



THOMAS ROMANO
+1 609 658 1589
thomas.romano@am.jll.com

DEVELOPED BY:
Hx2 Development LLC &
Clarke, Caton, Hintz PC