



**NEW JERSEY
CENTER OF EXCELLENCE**
at Bridgewater

Pharma Manufacturing Facility

**± 160,000 SF for lease
Single-Tenant Building
Offering Fully Conditioned
Warehouse, Manufacturing &
Office space**

995 U.S. Hwy 202/206 | Bridgewater, NJ
Building J



THOR EQUITIES

COME BE A PART OF BRIDGEWATER'S EXCITING MULTI-TENANT LIFE SCIENCES/R&D CAMPUS

Situated in a beautiful suburban setting on +/- 33 picturesque acres in Bridgewater, New Jersey, the New Jersey Center of Excellence at Bridgewater is a premier and vibrant Hi-Tech/R&D campus located south of the Interstate 78/287 interchange.

The campus is the home to a growing list of prestigious tenants: Avantor, Ashland, Kashiv Pharmaceuticals, NestléHealthScience, Nevakar and many more.

Centrally located within the Boston – Washington, D.C. life science corridor, the R&D campus encompasses +/- 800,000 SF of laboratory, office, GMP production and warehouse facilities and also includes a full service cafeteria, fitness and conference center.

The New Jersey Center of Excellence provides a full range of modern lab facilities and is an excellent working environment for R&D companies.

- On-site Central Utility Plant (“CUP”) provides significant savings to tenants
- Redundant power feeds to the site, dual fuel sources for Cogen in the CUP, and generator back-up for each building
- On-site amenities include: property management, full service cafeteria, fitness center, basketball court, conference facilities, and structured parking

SINGLE-TENANT OFFERING FOR LEASE AT NJCOE

This single-tenant building offers a versatile and fully-conditioned space suitable for various industrial applications. The facility is divided into three distinct sections: an oral solid dose manufacturing area featuring clean rooms, a fully conditioned warehouse that includes a DEA vault, and a two-story office space.

The manufacturing area is equipped for pharmaceutical production, while the warehouse ensures optimal storage conditions for sensitive materials. Multiple loading doors facilitate efficient logistics operations. The inclusion of office space on two levels provides ample room for administrative and management functions.

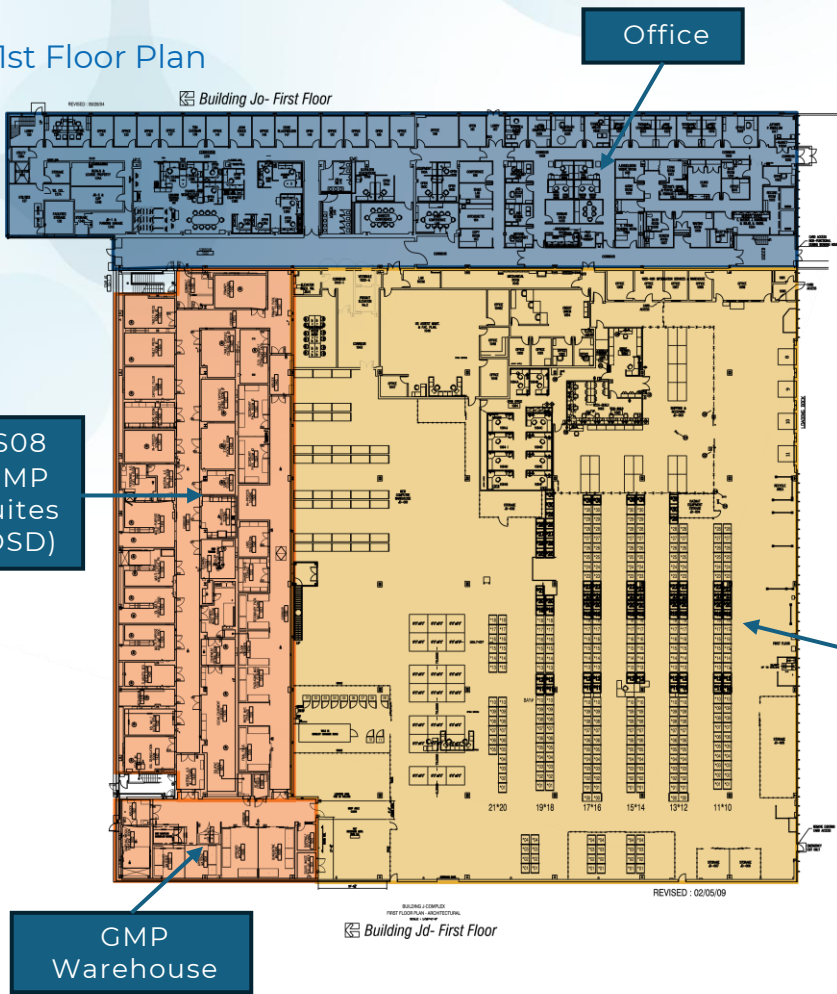
“The N.J. Center of Excellence in Bridgewater offers facilities and a talent pool that are on par with any of the other locations we considered. One of the deciding factors was Advance Realty’s vision to reposition the campus into a 21st-century, mixed-use ‘company town’ that includes a hotel, apartments, retail, restaurants and recreational venues in a beautiful setting. This concept will give us a tremendous advantage in attracting the best talent.”

Anders Kaspersen, VP and Program Manager for research and development Nestlé Health Science



Floor Plans

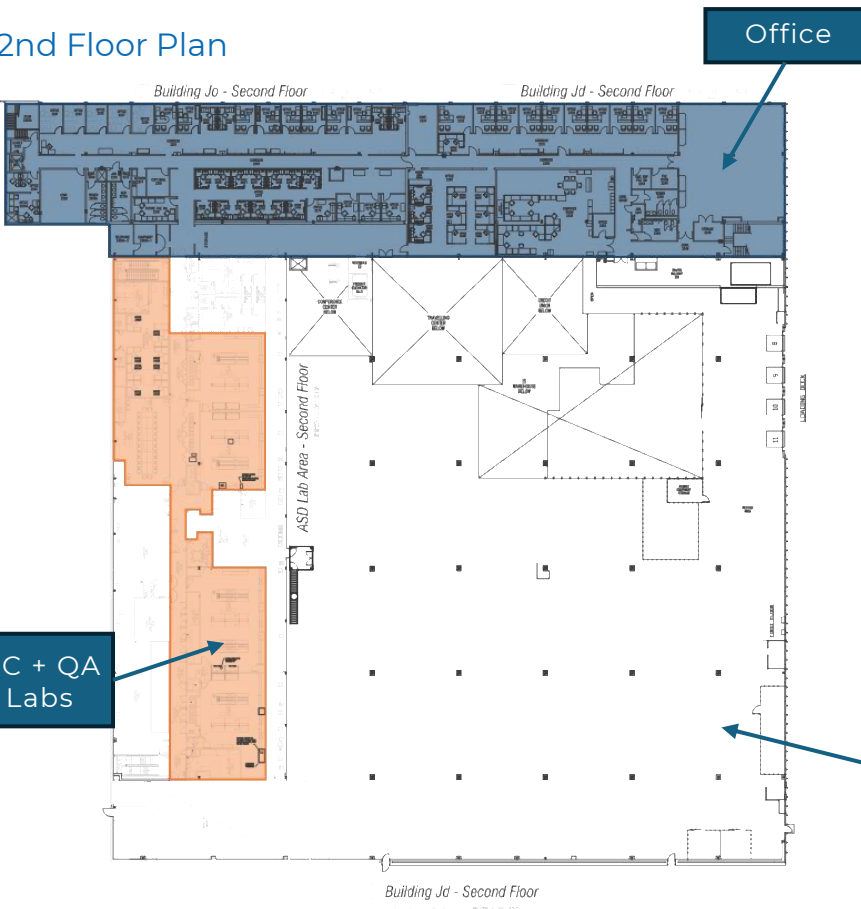
1st Floor Plan



Conditioned Warehouse 27'3" Clear to Deck

- GMP/Labs - ± 44,000 SF
- Warehouse - ± 65,000 SF
- Office - ± 51,000 SF

2nd Floor Plan

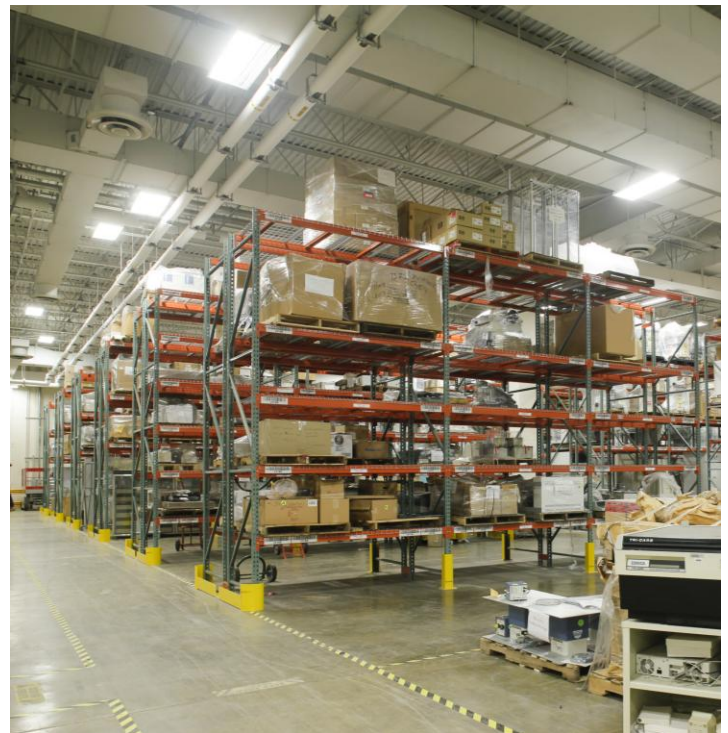
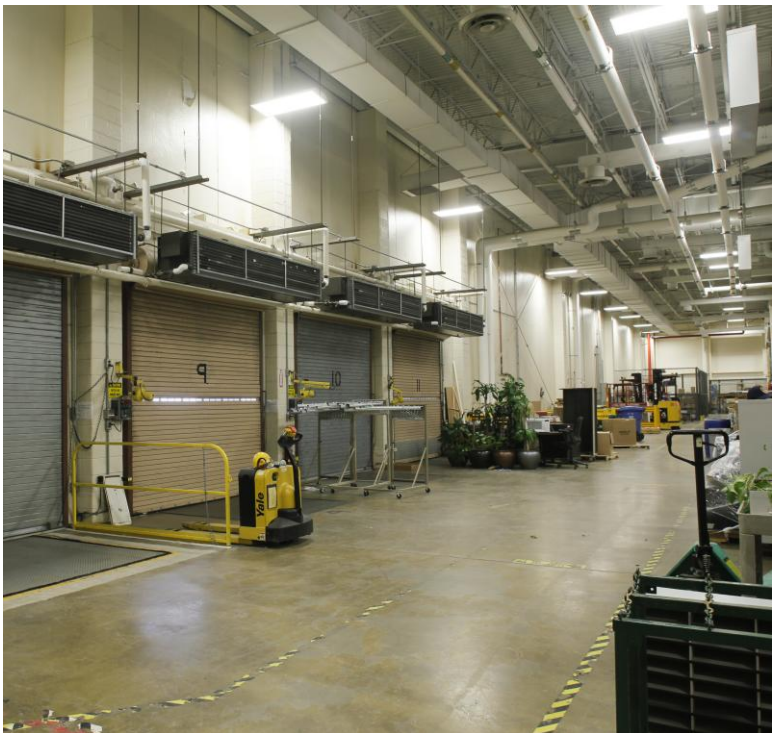
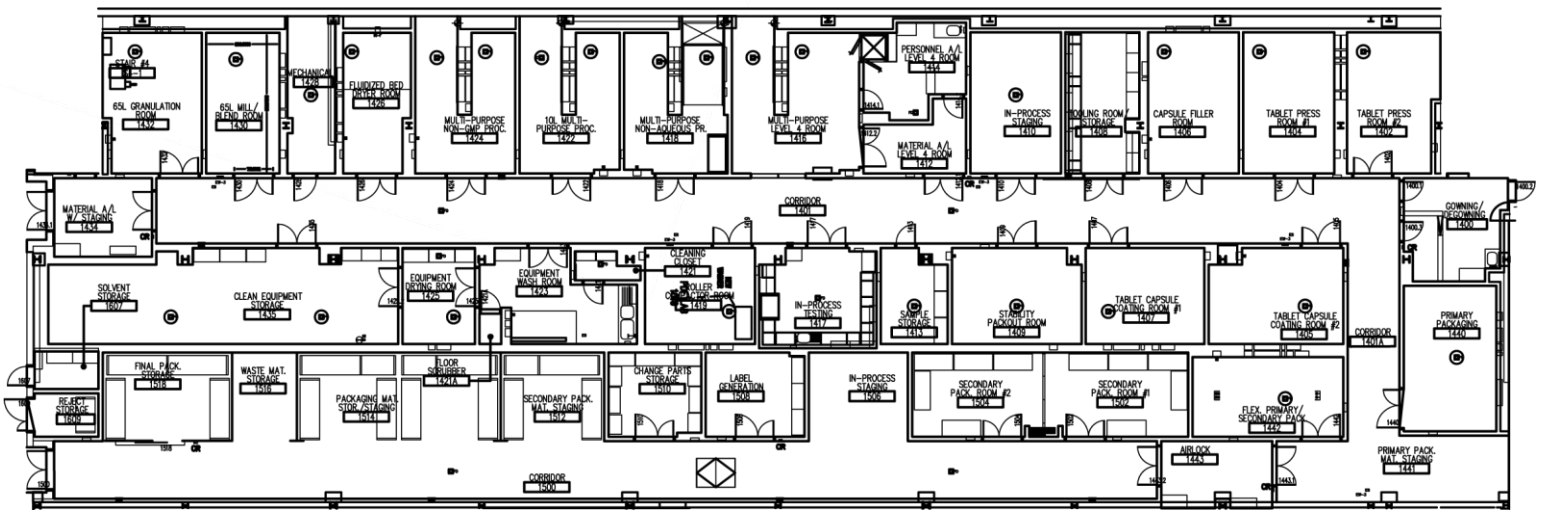


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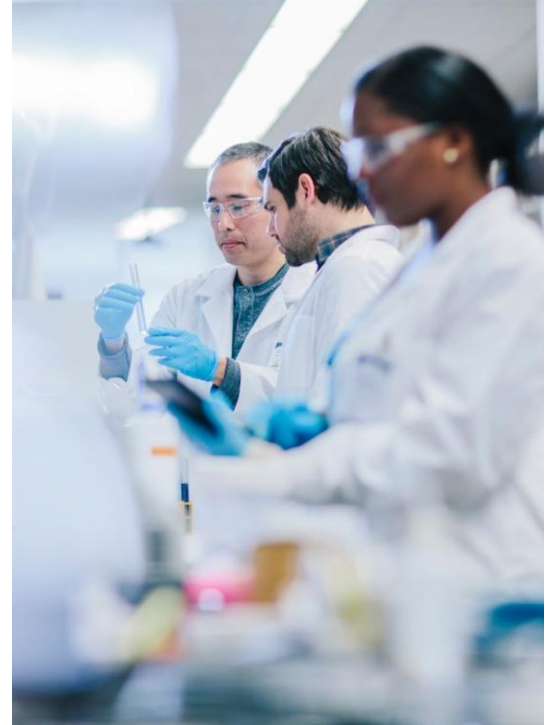
Building Specifications

- Loading: 4 docks, 1 - grade level
- Electric: 2,000 amps, 480V 3 phase, 208V 3 phase, 120V 1-phase
- Generator: 1-150kW diesel w/ 280 gallon tank
- HVAC: 1. High pressure steam and chilled water supplied from the Central Utility Plant
2. HVAC Shell and tube heat exchanger provides hydronic heating water from the high pressure steam
3. 6 - AC and Air Handling Units
- Fire Protection: Wet sprinklered
- Water: 4" domestic water supply
- Central Systems: Nitrogen, compressed air, domestic water, USP water and DI water

GMP Suites Plan – IS08



New Jersey Life Sciences ecosystem & greater transit network



HOSPITALS/MEDICAL CENTERS

● Atlantic Health System

1. Morristown Medical Center, Morristown
2. Overlook Medical Center, Summit
3. Newton Medical Center, Newton
4. Chilton Medical Center, Pompton Plains
5. Hackettstown Medical Center, Hackettstown
6. Goryeb Children's Hospital, Morristown

● St. Joseph's Health

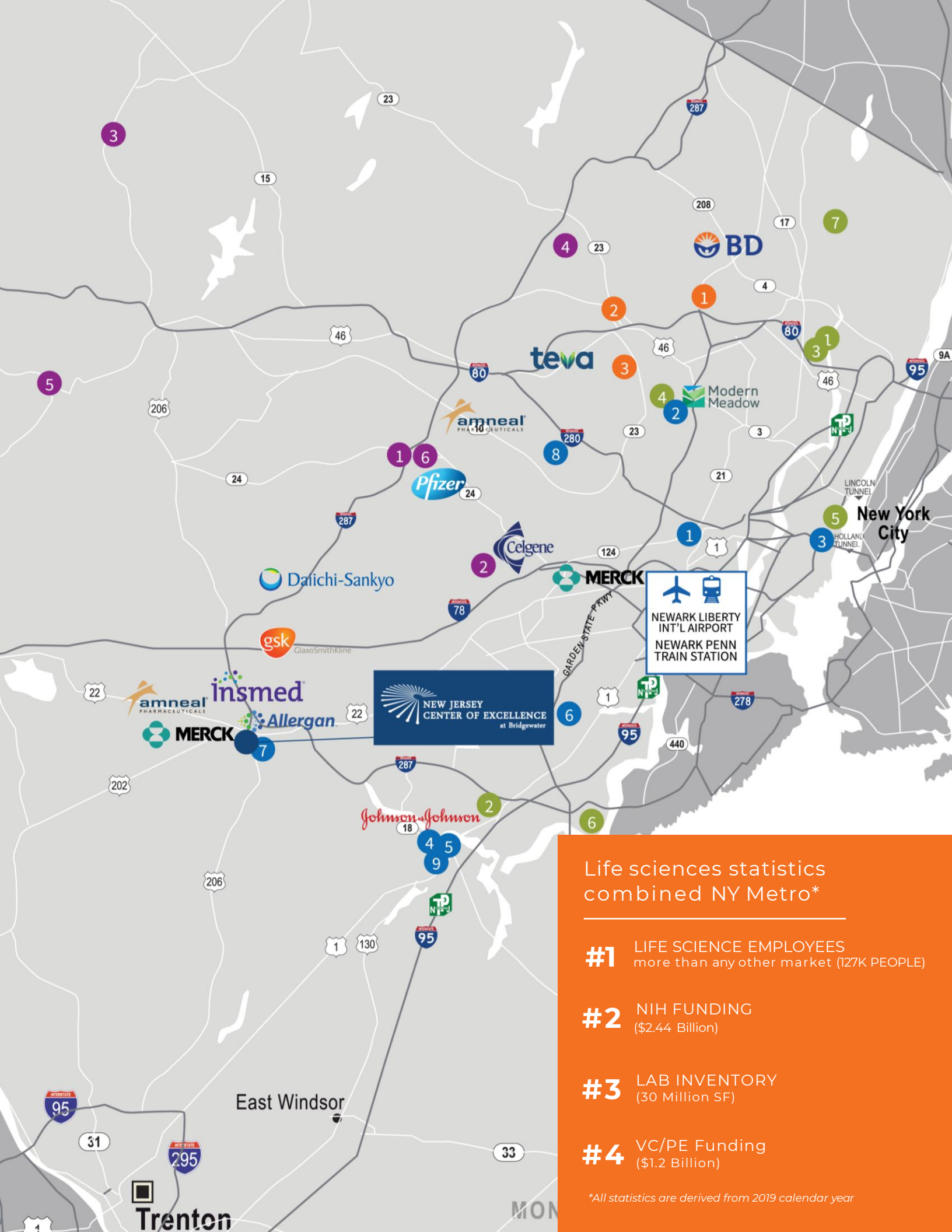
1. St. Joseph's University Medical Center/
St. Joseph's Children's Hospital, Paterson
2. St. Joseph's Wayne Medical Center, Wayne
3. St. Joseph's Healthcare and Rehab Center,
Cedar Grove

● Hackensack Meridian Health

1. Hackensack University Medical
Center, Hackensack
2. JFK Medical Center, Edison
3. Joseph M. Sanzari Children's Hospital,
Hackensack
4. Mountainside Medical Center, Montclair
5. Palisades Medical Center, North Bergen
6. Raritan Bay Medical Center Perth
Amboy, Perth Amboy
7. Pascack Valley Medical Center,
Westwood

● RWJ Barnabas Health

1. Children's Hospital of New Jersey / Newark Beth Israel
Medical Center, Newark
2. Clara Mass Medical Center, Belleville
3. Jersey City Medical Center, Jersey City
4. PSE&G Children's Specialized Hospital, New Brunswick
5. Robert Wood Johnson University Hospital, New Brunswick
6. RWJ University Hospital Rahway, Rahway
7. RWJ University Hospital Somerset, Somerville
8. Saint Barnabas Medical Center, Livingston
9. The Bristol-Myers Squibb Children's Hospital at
RWJUH, New Brunswick





 NEWARK LIBERTY
 INT'L AIRPORT
 NEWARK PENN
 TRAIN STATION


 NEW JERSEY
 CENTER OF EXCELLENCE
 at Bridgewater

Life sciences statistics combined NY Metro*

- #1** LIFE SCIENCE EMPLOYEES
more than any other market (127K PEOPLE)
- #2** NIH FUNDING
(\$2.44 Billion)
- #3** LAB INVENTORY
(30 Million SF)
- #4** VC/PE Funding
(\$1.2 Billion)

*All statistics are derived from 2019 calendar year



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CENTER OF EXCELLENCE**
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**Contact us for more information or tour
New Jersey Center of Excellence at Bridgewater campus.**

Dan Loughlin

+1 973 829 4695

dan.loughlin@jll.com

Bob Ryan

+1 908 421 0022

bobs.ryan@jll.com

Craig Eisenhardt

+1 201 364 3523

craig.eisenhardt@jll.com



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