

Branchburg Innovation Center 3070 Route 22 | Branchburg, NJ

Availability: 214,388 SF



Property specifications

- Building Area: 214,388 SF (divisible)
- Site Area: 23.64 Acres
- Fully air-conditioned
- Clear Height: 20'-22'
- Electricity: 3,000 AMP, 480/277 V, 3-phase
- Heat: Two (2) 1 million BTU hot water boilers
- Car Parking: 704 spaces (3.28 per 1,000 SF)
- Column Spacing: 40'x 40'
- Eighteen (18) 9' x 9' dock-high doors;
- Two (2) 10' x 10' drive-in doors
- Multiple light wells to provide natural light

Building size:

214,388 SF

Availability:

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Contact Us

Learn more about this property or schedule a tour by reaching out to our local investment and leasing officer.

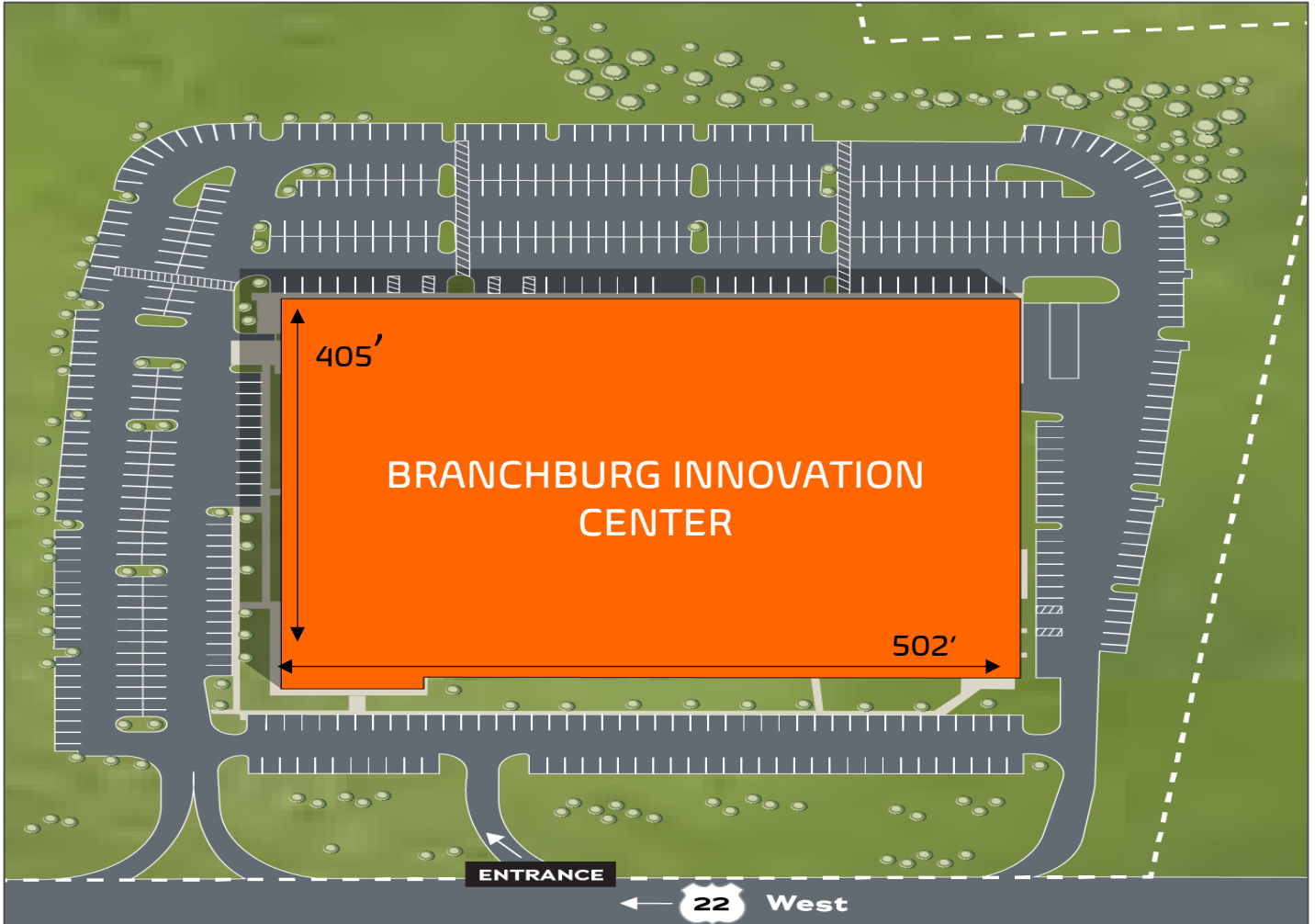
Chris McCrea

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Overview

- Zoning District: I-2: Industrial
- Principal Uses: Scientific and research laboratories, assembly and fabrication, office buildings
- Accessory Uses: Warehousing in connection with the principal permitted use.
- Stormwater Retention: Subterranean retention basin located underneath the north parking lot.
- Ingress/Egress: Two egress plus two ingress points on Route 22.
- Flood Zone: Zone X: low risk
- Foundation: Concrete Slab
- Roof: Flat roof with Fiber-Tite membrane installed 2009 with 20-year warranty
- Building Exterior: Concrete tilt-up and aggregate

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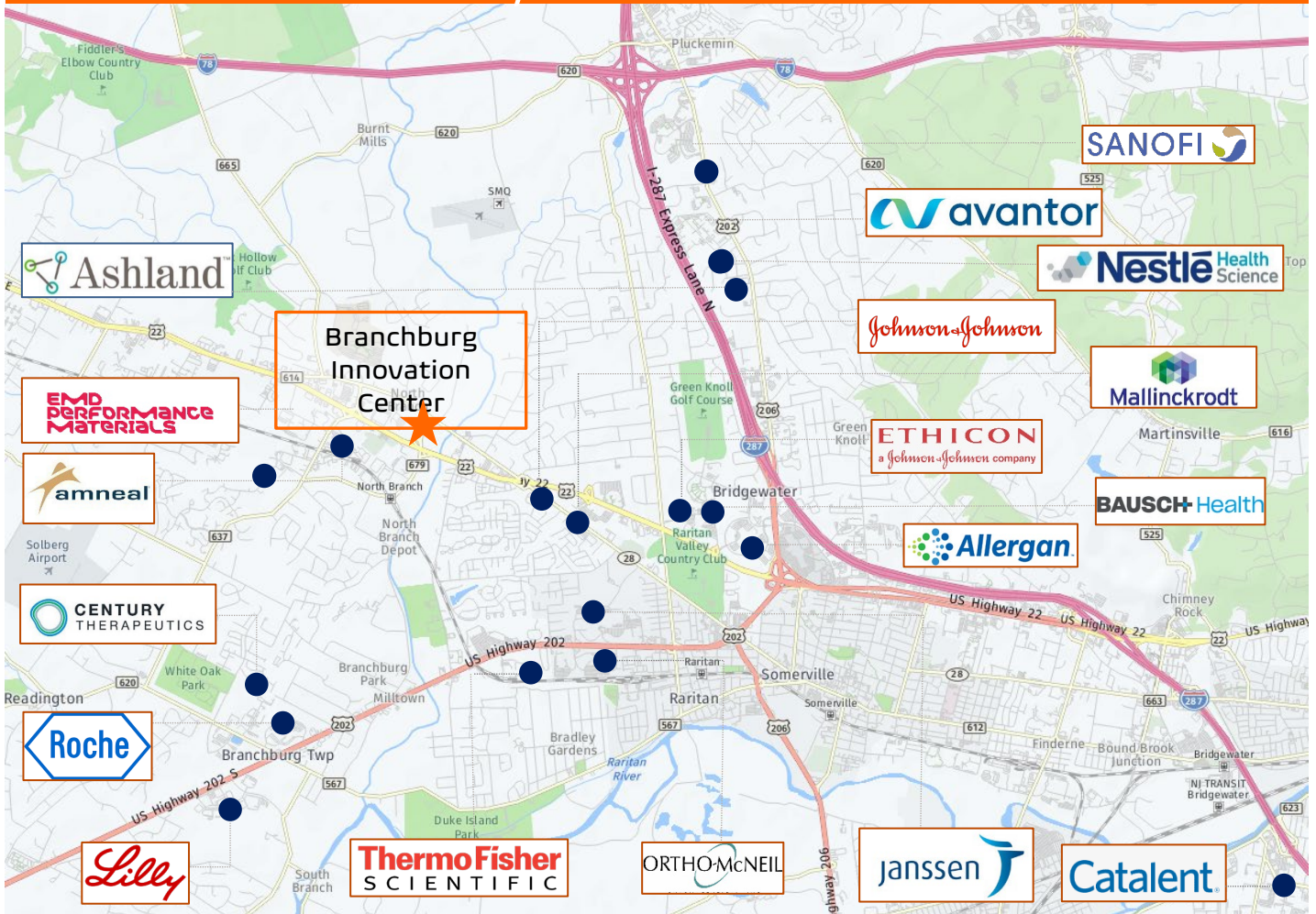
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Location

- Conveniently located in the heart of the New Jersey Life Sciences corridor
- Situated directly on Route 22 within minutes from I-287, I-78, and Routes 202/206.
- Drive Times: NJ Turnpike: 20 min | Goethals Bridge: 30 min | Newark Airport: 35 min | GWB: 55 min.
- Affluent area population with average HH income above \$170K per year within 5-mile radius.
- Strong demographics provide access to robust labor pool with across diverse profiles.
- Within a short drive to a variety of food, beverage, retail and hospitality options

New Jersey Life Sciences Corridor



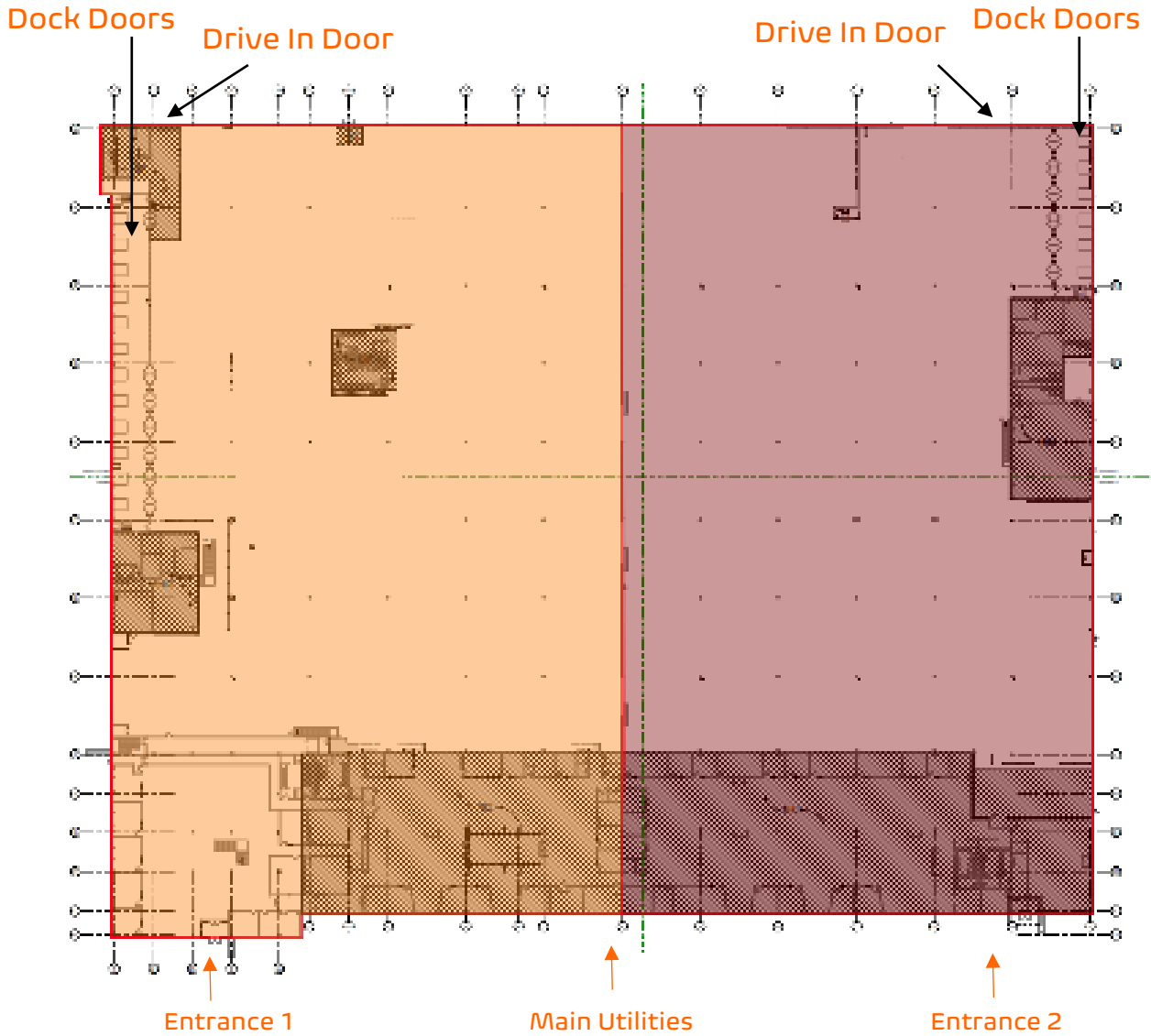
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