

# Princeton West

## R&D Campus



# For Lease

**Building 2 | Global Data Center**

**121,438 RSF Available**

**311 Pennington Rocky Hill Road, Hopewell, New Jersey**

Princeton West R&D Campus is a multi-purpose R&D campus situated on 433 picturesque acres consisting of R&D labs, R&D support, office space, child development facility and data center.



# Building Specs

Primary Function	Data Center & Support Office
Building Size	121,438 RSF
Floors	Two (2) including lower level
Elevator(s)	1 – 4,500 lb freight
Year Built / Renovated	1959 / 2016
Configuration	24/7 Worldwide Data Center and office support space
Loading	Two (2) docks
HVAC	Stand-alone chillers, boilers and CRACs. 15 psi steam, from two (2) boilers, used produce 180°F water which along with locally supplied chilled water, generated by two (2) chillers totaling 800 tons, is supplied to the building air handlers. All data floors have dual chilled water CRAC units with 100% DX backup.
Electrical	3000/5000kVA, 13.8kV-480/277V Dual feeds from double ended substation.
Generator(s)	4 – 1 MW and 2 – 2 MW diesel generators
UPS	2 – 900 kW and 2 – 1.8 MW systems
Building System(s)	Siemens BMS and SCADA
Fire Protection	FM 200 fire suppression system in data center an office is 100% sprinklered. Siemens monitoring and alarm system
Security	Card key access and security cameras

 1,600 Space Parking Garage

**R&D Lab / R&D Support**

**Contractor Entrance**

## Campus attributes:

- Bristol-Myers Squibb pharmaceutical campus with over \$600M invested capital improvements
- Biological Product Development & Clinical Manufacturing (GMP and non GMP)
- Cryogenic biorepository
- BSL-2+ Facilities
- Worldwide Data Center 24/7 Operation
- Central Utility Complex (CUC) supplies ~ 80% of site steam and chilled water demand, stand alone at buildings supplies ~20%
- State-of-the-art 69 kV Main Substation supported by dual feeds (30MW), 15 kV, and 5 kV distribution
- Two (2) solar arrays – one (1) 660 kW and one (1) 60 kW
- Two (2) 2MW cogeneration systems
- Emergency generators – decentralized
- 190-acre working farm
- Amenities include a 1,600 space parking garage, walking trails, fitness center with locker rooms, ±16,000 s.f. cafeteria with full kitchen, auditorium and conference center at the Mansion
- Zoning allows R&D, office and production and assembly uses related to the fields of medicine, pharmacology and biologics

ELM RIDGE ROAD

 Conference & Fitness Centers

 Cafeteria

Office Buildings

*Leased*  
Clinical Manufacturing/Lab

CUC

*Leased*  
R&D Lab Office

Delivery Entrance

Site Services & Office

 Mansion / Conference Center

*Leased*  
GMP Warehouse/Storage

Pond Expansion

± 35-acre Development Site  
For Sale or Build-to-Suit

Substation

Central Utility Complex (CUC) / Water Treatment

Building 2  
Global Data Center

Child Development Center

R&D Support:  
Cryogenic / Freezer Storage

Utilities:  
Stubbed-out for Development Site

190-acre Working Farm

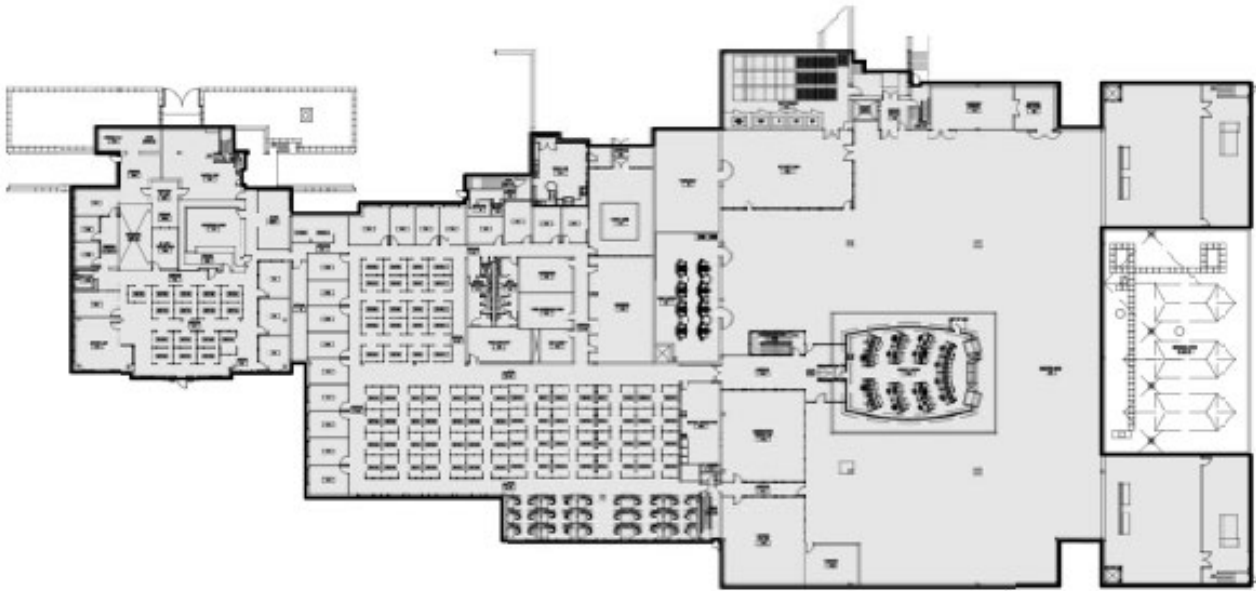
Main Entrance

PENNINGTON ROCKY HILL ROAD

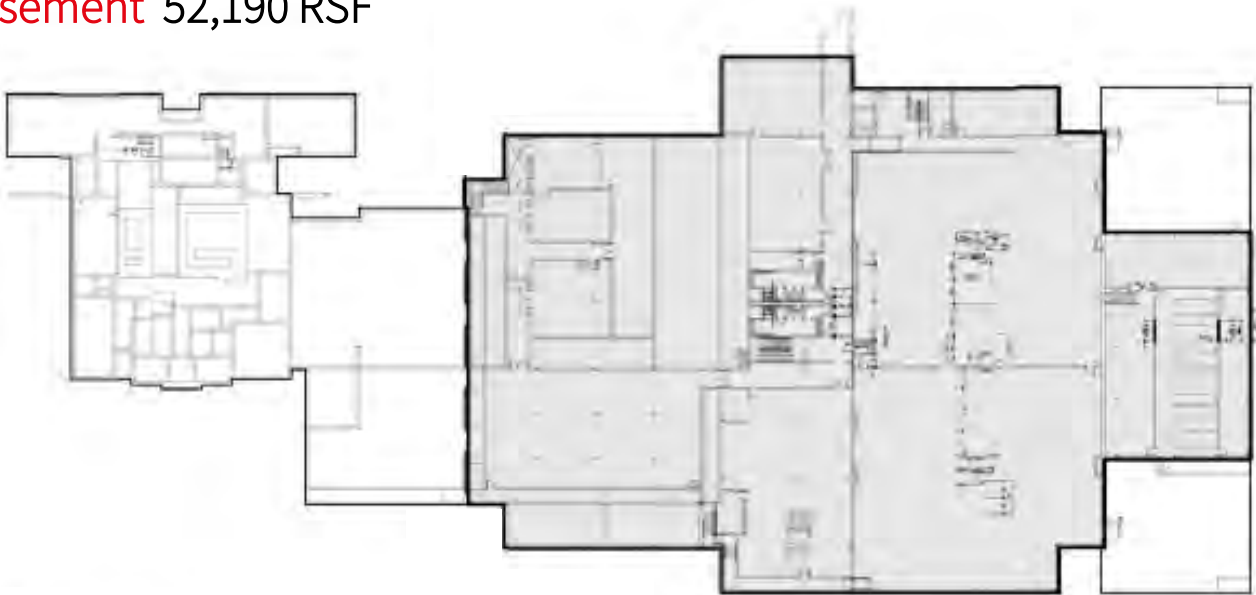
TTTUS MILL ROAD

# Floor Plans

1st Floor 69,248 RSF



Basement 52,190 RSF





# Location

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



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



+/- 12 miles from three NJ Transit/AMTRAK train stations along the Northeast Corridor (Princeton Junction, Hamilton and Trenton) 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 and less than 10 miles from Trenton-Mercer airport.

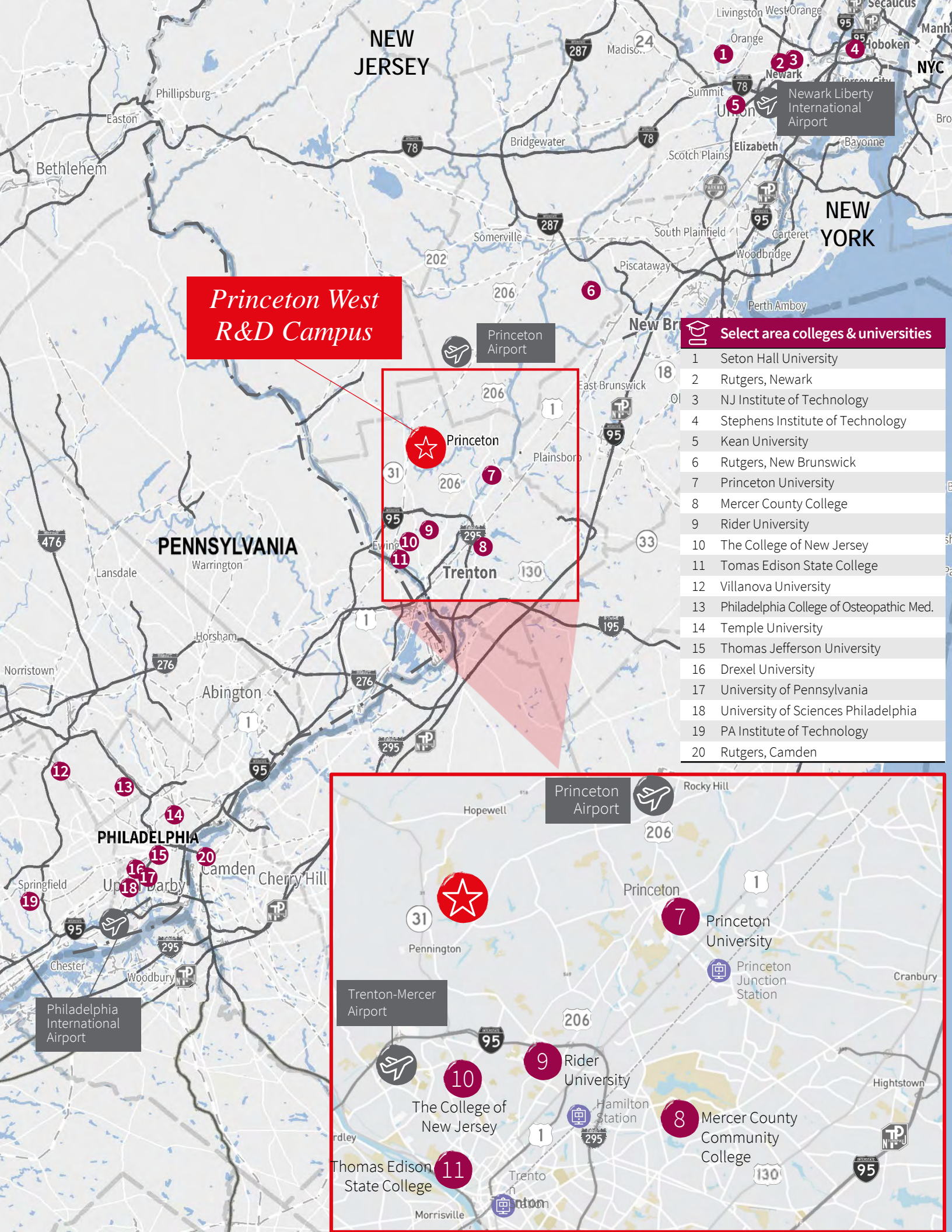


New Jersey has one of the most highly educated, highly skilled workforce in the U.S. – including the highest concentration of scientists and engineers in the world. Select bio and pharma companies operating in New Jersey include: Allergan, Bristol-Meyers Squib, GSK, Johnson & Johnson, Merck, Novartis, Roche and Pfizer.



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

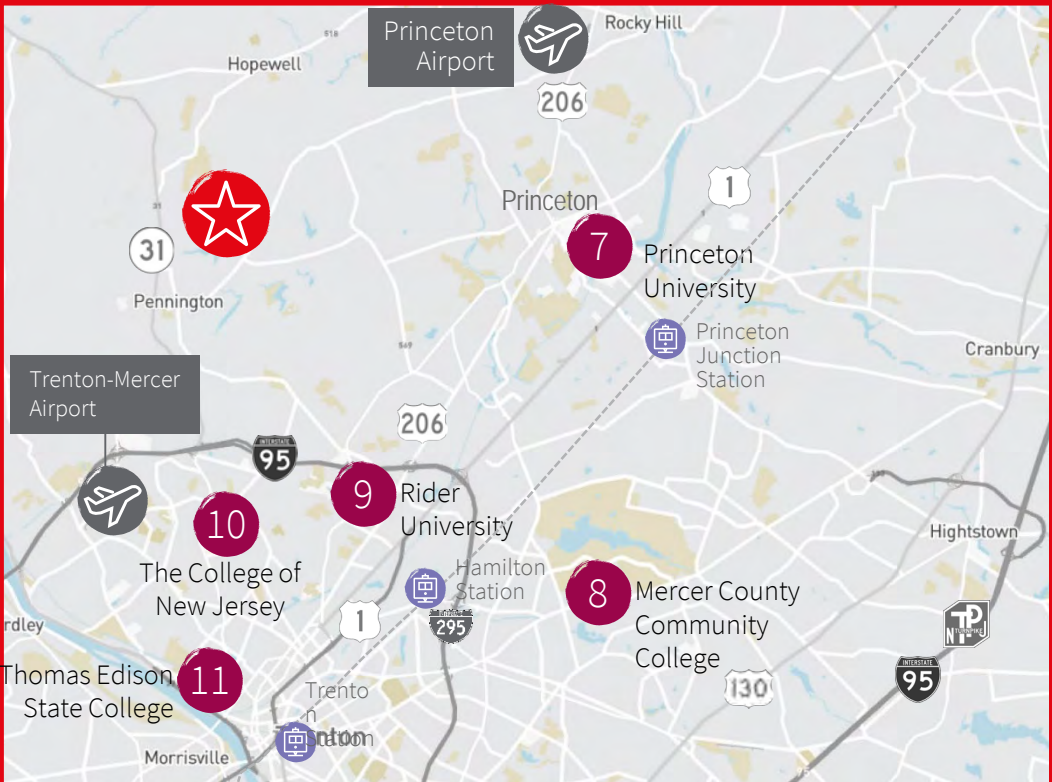
Located approximately 50 miles from the campus are the following universities: Rutgers, Seton Hall, Kean, Villanova, Temple, Drexel, Thomas Jefferson, Jefferson College of Pharmacy, Philadelphia College of Osteopathic Medicine, University of Pennsylvania, University of the Sciences in Philadelphia and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



*Princeton West  
R&D Campus*

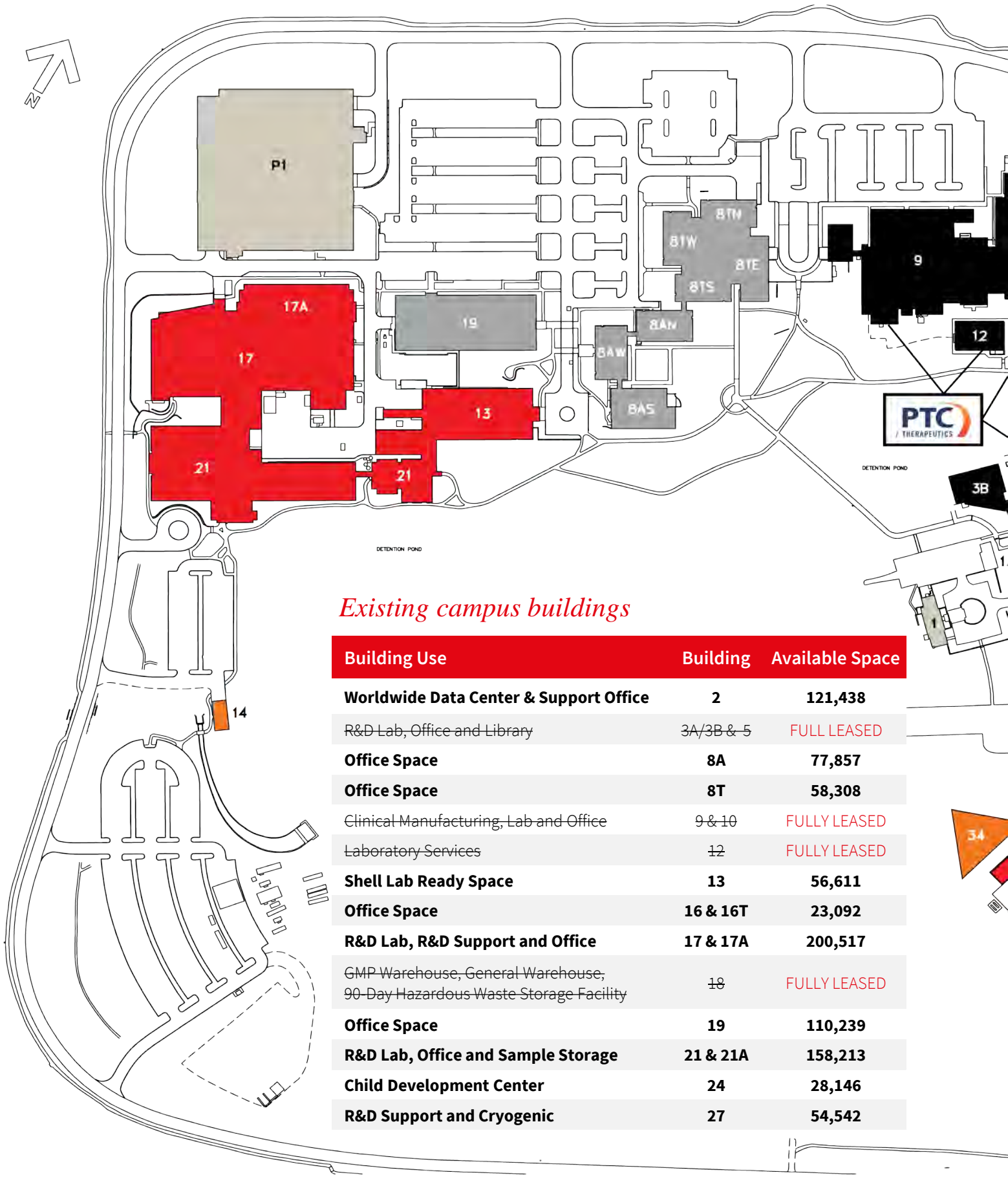
**Select area colleges & universities**

- 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 Tomas 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



# Available space

## Existing Buildings

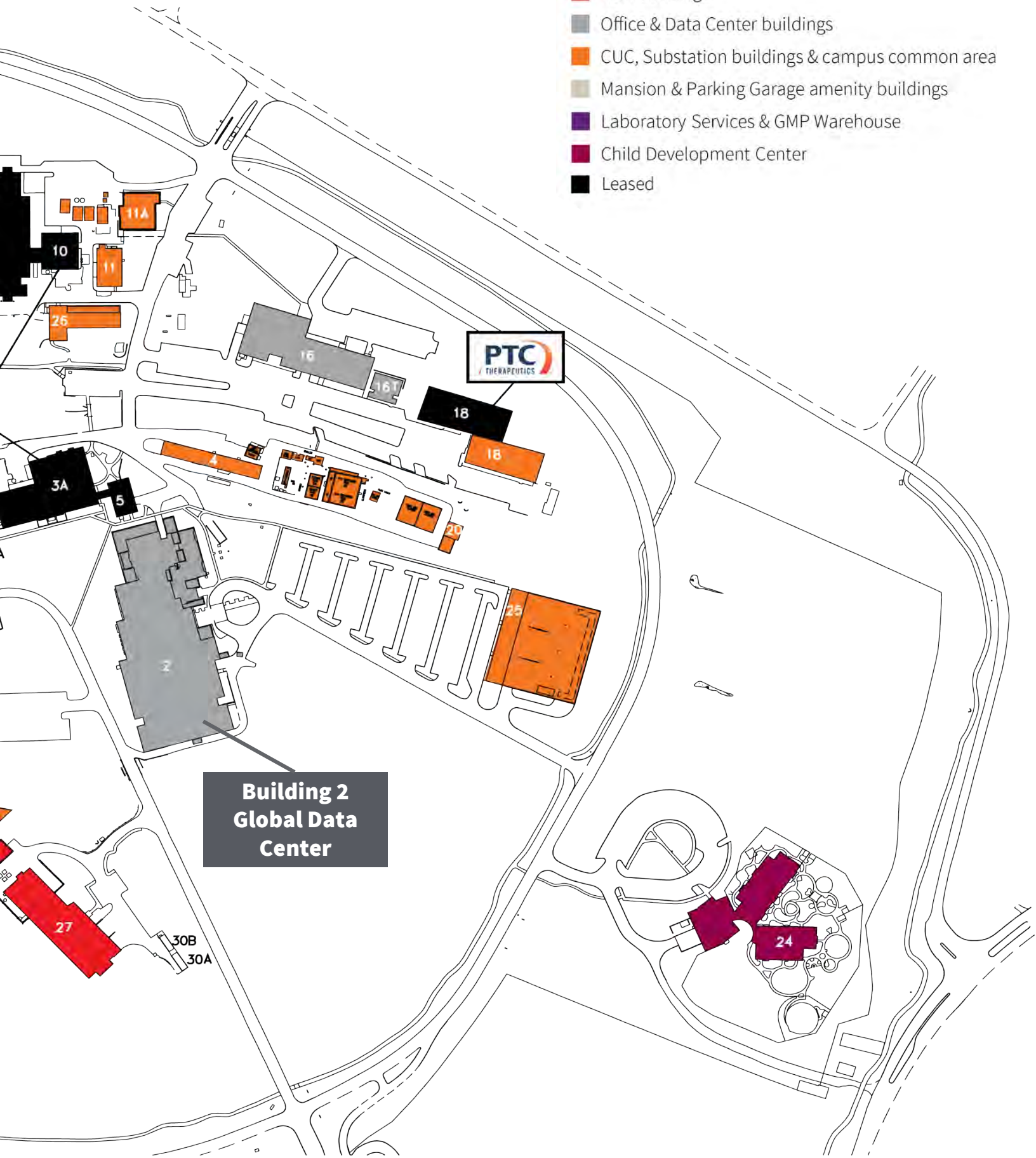


### Existing campus buildings

Building Use	Building	Available Space
<b>Worldwide Data Center &amp; Support Office</b>	<b>2</b>	<b>121,438</b>
R&D Lab, Office and Library	3A/3B & 5	FULLY LEASED
<b>Office Space</b>	<b>8A</b>	<b>77,857</b>
<b>Office Space</b>	<b>8T</b>	<b>58,308</b>
Clinical Manufacturing, Lab and Office	9 & 10	FULLY LEASED
Laboratory Services	12	FULLY LEASED
<b>Shell Lab Ready Space</b>	<b>13</b>	<b>56,611</b>
<b>Office Space</b>	<b>16 &amp; 16T</b>	<b>23,092</b>
<b>R&amp;D Lab, R&amp;D Support and Office</b>	<b>17 &amp; 17A</b>	<b>200,517</b>
GMP Warehouse, General Warehouse, 90-Day Hazardous Waste Storage Facility	18	FULLY LEASED
<b>Office Space</b>	<b>19</b>	<b>110,239</b>
<b>R&amp;D Lab, Office and Sample Storage</b>	<b>21 &amp; 21A</b>	<b>158,213</b>
<b>Child Development Center</b>	<b>24</b>	<b>28,146</b>
<b>R&amp;D Support and Cryogenic</b>	<b>27</b>	<b>54,542</b>

KEY:

- R&D buildings
- Office & Data Center buildings
- CUC, Substation buildings & campus common area
- Mansion & Parking Garage amenity buildings
- Laboratory Services & GMP Warehouse
- Child Development Center
- Leased



**Building 2  
Global Data  
Center**

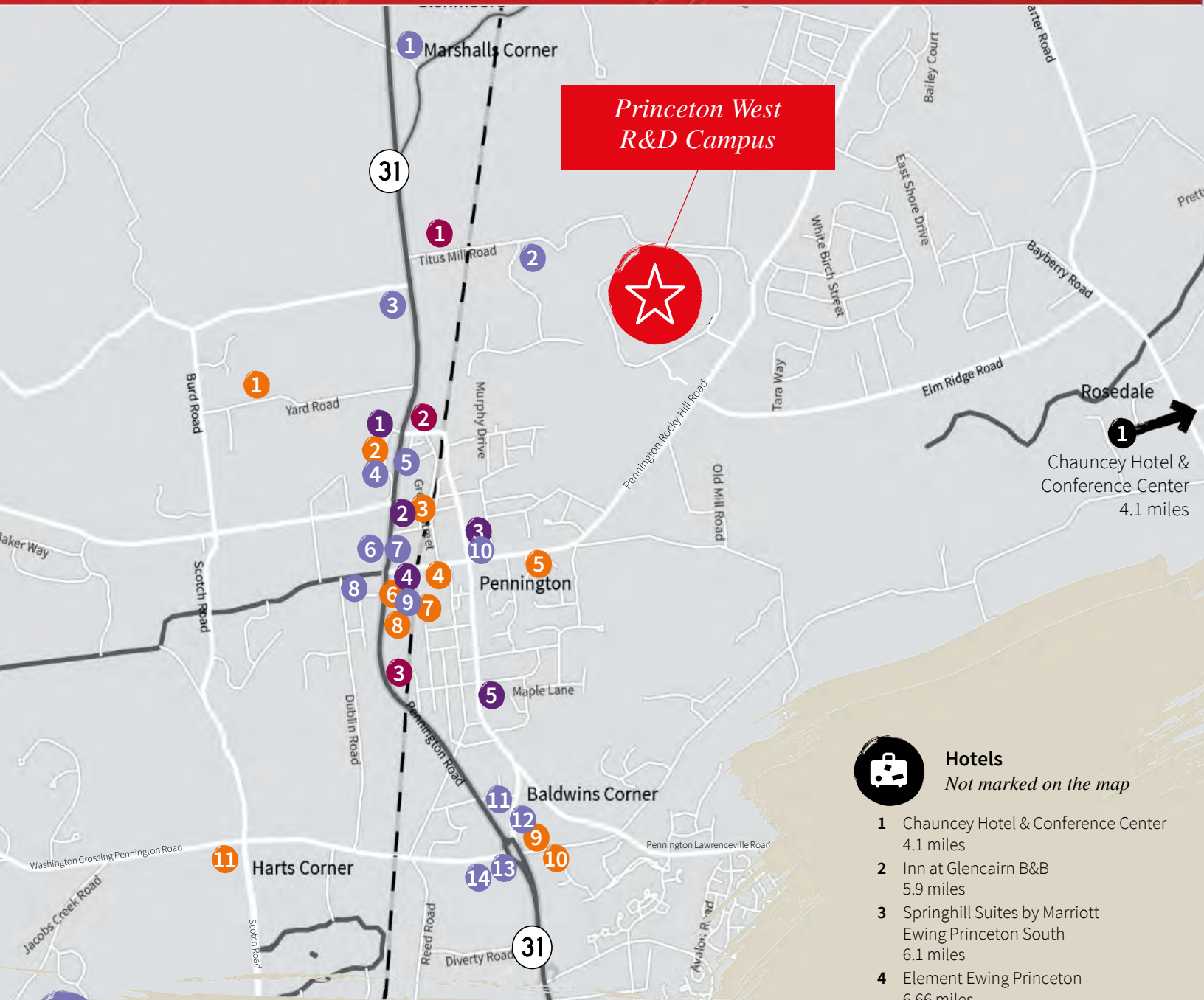
# Campus Amenities



## *Campus amenities*

28,164 s.f. child development center • ±16,000 s.f. cafeteria with full kitchen • Conference center at the Mansion • Auditorium • Fitness center with locker rooms • 1,600 space parking garage • Walking paths/nature trails

# Local Area Amenities



*Princeton West  
R&D Campus*

Chauncey Hotel & Conference Center  
4.1 miles



## Convenience/Banks

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



## Restaurants/ Fast food

- 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



## Hotels

*Not marked on the map*

- 1 Chauncey Hotel & Conference Center  
4.1 miles
- 2 Inn at Glencairn B&B  
5.9 miles
- 3 Springhill Suites by Marriott  
Ewing Princeton South  
6.1 miles
- 4 Element Ewing Princeton  
6.66 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



**For more information, contact:**

**Dan Loughlin**

+1 973 829 4695

[dan.loughlin@am.jll.com](mailto:dan.loughlin@am.jll.com)

**Jim Medenbach**

+1 973 829 4710

[jim.medenbach@am.jll.com](mailto:jim.medenbach@am.jll.com)

**Bob Ryan**

+1 973 829 4717

[bobs.ryan@am.jll.com](mailto:bobs.ryan@am.jll.com)

**John Buckley**

+1 732 590 4175

[john.buckley@am.jll.com](mailto:john.buckley@am.jll.com)

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2017 Jones Lang LaSalle IP, Inc. All rights reserved.