



Branchburg Innovation Center

3070 Route 22 | Branchburg, NJ | Availability: 214,388 SF

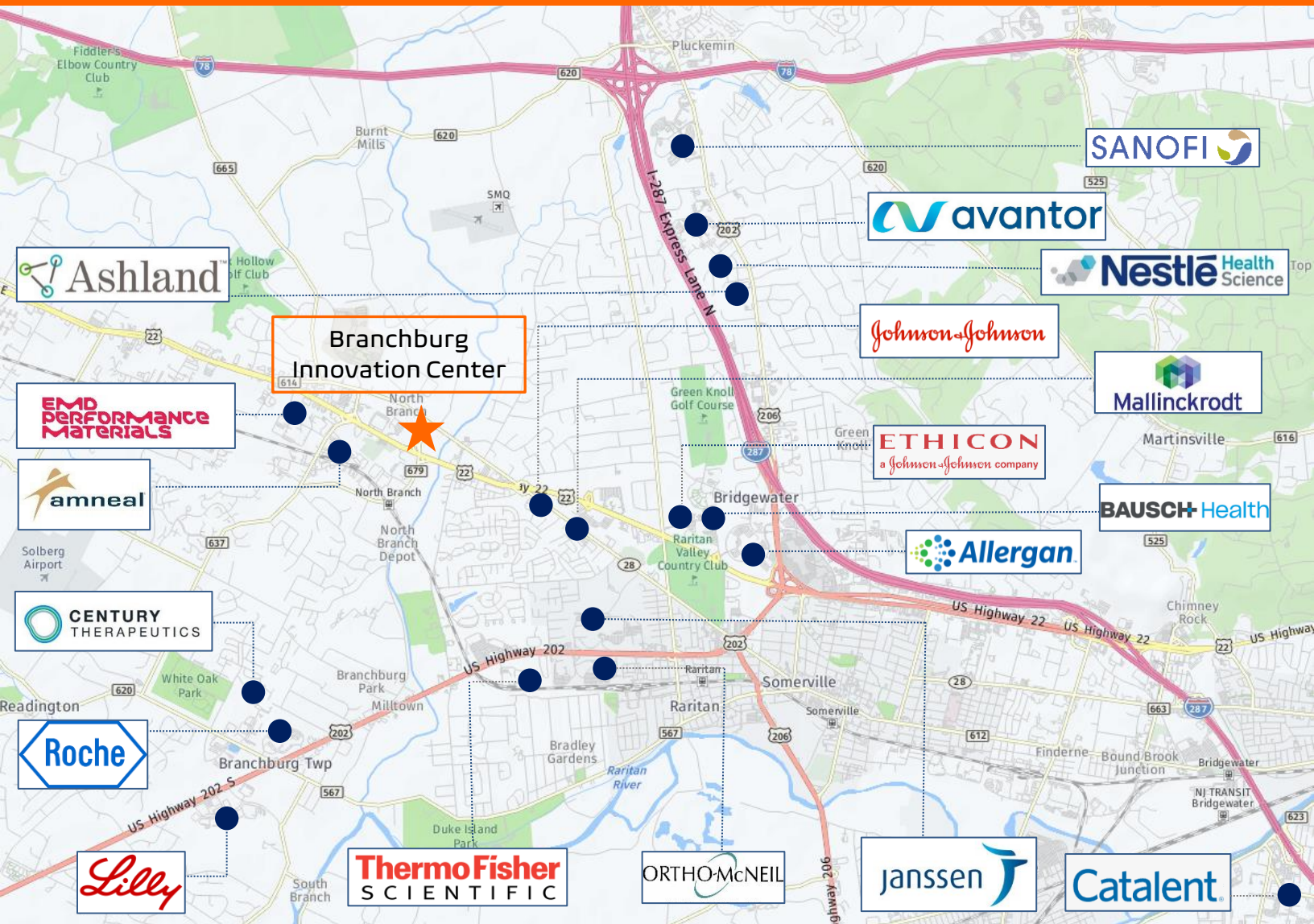
Property Specifications

- » 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
- » Full building diesel generator with 1500 gal tank
- » 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



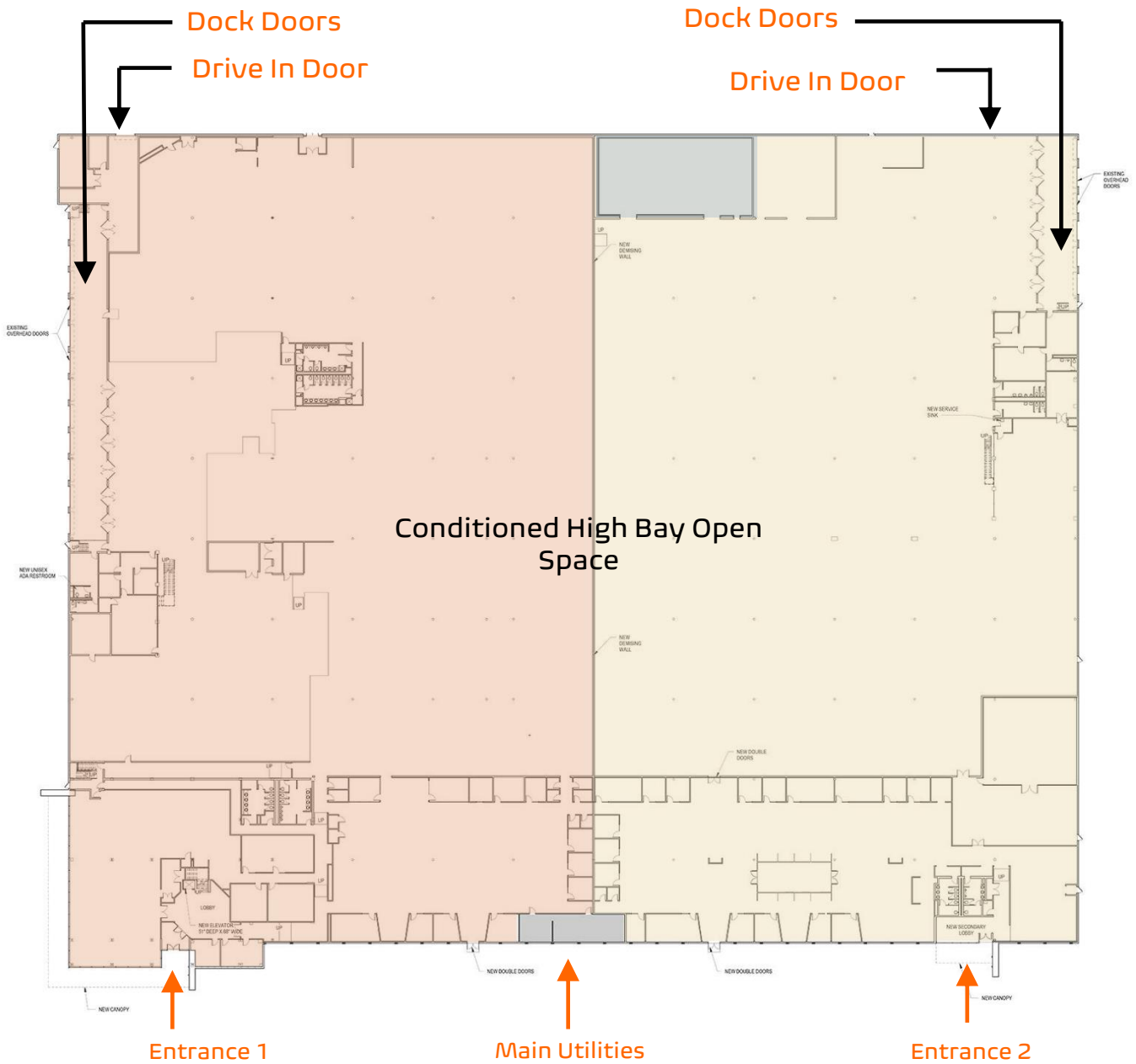
BRANCBURG INNOVATION CENTER

New Jersey Life Sciences Corridor

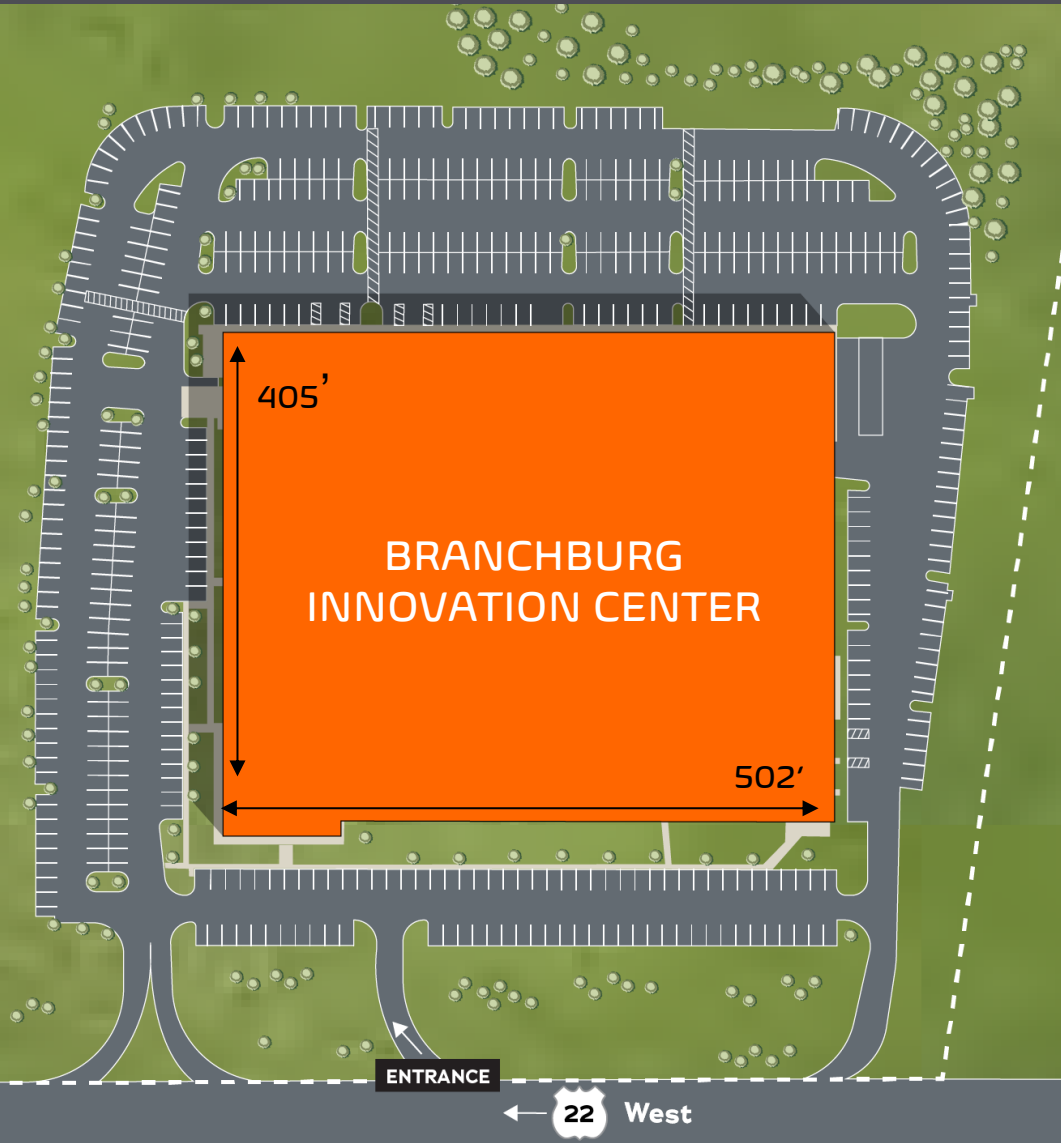


- » Conveniently located in the heart of the New Jersey Life Sciences corridor
- » Situated directly on Route 22 within minutes from I-287, I-78, and Routes 202/206.
- » Drive Times: NJ Turnpike: 20 min | Goethals Bridge: 30 min | Newark Airport: 35 min | GWB: 55 min.
- » Affluent area population with 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

BRANCBURG INNOVATION CENTER



BRANCBURG INNOVATION CENTER



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

