



# R&D & Pilot Scale Manufacturing

**14,000 SF  
For Sublease**

**3000 EASTPARK**  
Cranbury, NJ



# FACILITY SPECIFICATIONS

## Pilot Scale Manufacturing

Fully equipped laboratory and pilot scale manufacturing facility, suitable for Phase I – III development. Built in 2021.

GMP Qualified. Valid SOP's in place.

*Modular equipment and multipurpose production suites*

Capable of handling multiple dosage forms

- *Oral Solids – Tablets, Capsules, Pellets and Granules (up to exhibit batches)*
- *Oral Liquids – solution, suspension, emulsion and syrup (up to pilot scale)*
- *Semisolids – Ointment, creams and gel (up to pilot scale)*
- *Injectable: solution, suspension, emulsion and nanoparticles (up to pilot scale)*



# FACILITY SPECIFICATIONS

## Major Equipment

Blenders: 4 quart – 10 cu ft

- Cone mill
- Fitzmill
- Sweco sifters
- High shear granulator
- Extruder Spheronizer
- Roller compactor

Fluid bed (top granulation and Wurster)

- Tablet press (single layer, bilayer, and trilayer)
- Pan coater (8.5" – 36" pan)
- Homogenizer
- Microfluidics
- Freeze dryer

*Fluid bed (top granulation and Wurster)*

- *Tablet press (single layer, bilayer, and trilayer)*
- *Pan coater (8.5" – 36" pan)*
- *Homogenizer*
- *Microfluidics*
- *Freeze dryer*

*(additional R&D and manufacturing equipment available)*



# FACILITY SPECIFICATIONS

## Lab Gases

- Air
- Helium
- Hydrogen
- Nitrogen

## Additional Features

- Deionized Water System
- Two (2) XP rooms (solvent capable)
- Controlled substance vault (schedule II-IV)
- Loading dock





# CENTRAL JERSEY LIFE SCIENCE SUBMARKET

Substantial Life Science and corporate occupiers located throughout the region

- #1 in pharma and medicine manufacturing employment
- #4 in total life science employment
- 5th in headquartered companies conducting clinical trials (as of June 2023)
- Over \$2B of Venture Capital Investment since 2021
- Highest concentration of biochemists and biophysicists in the world
- Largest port on the East Coast (Port of Newark)
- Home to the #1 university in the nation (Princeton) with close proximity to two others in the top twelve (Penn & Columbia)
- 3,200+ LS firms call NJ home
- 14 of the 20 largest research-based biopharmaceutical companies maintain a presence in NJ
- 13+% of NJ's GDP is derived from biopharmaceutical and medical technology firms

**#6**  
LIFE SCIENCE  
CLUSTER



3000 EASTPARK



Prospect Plains Rd

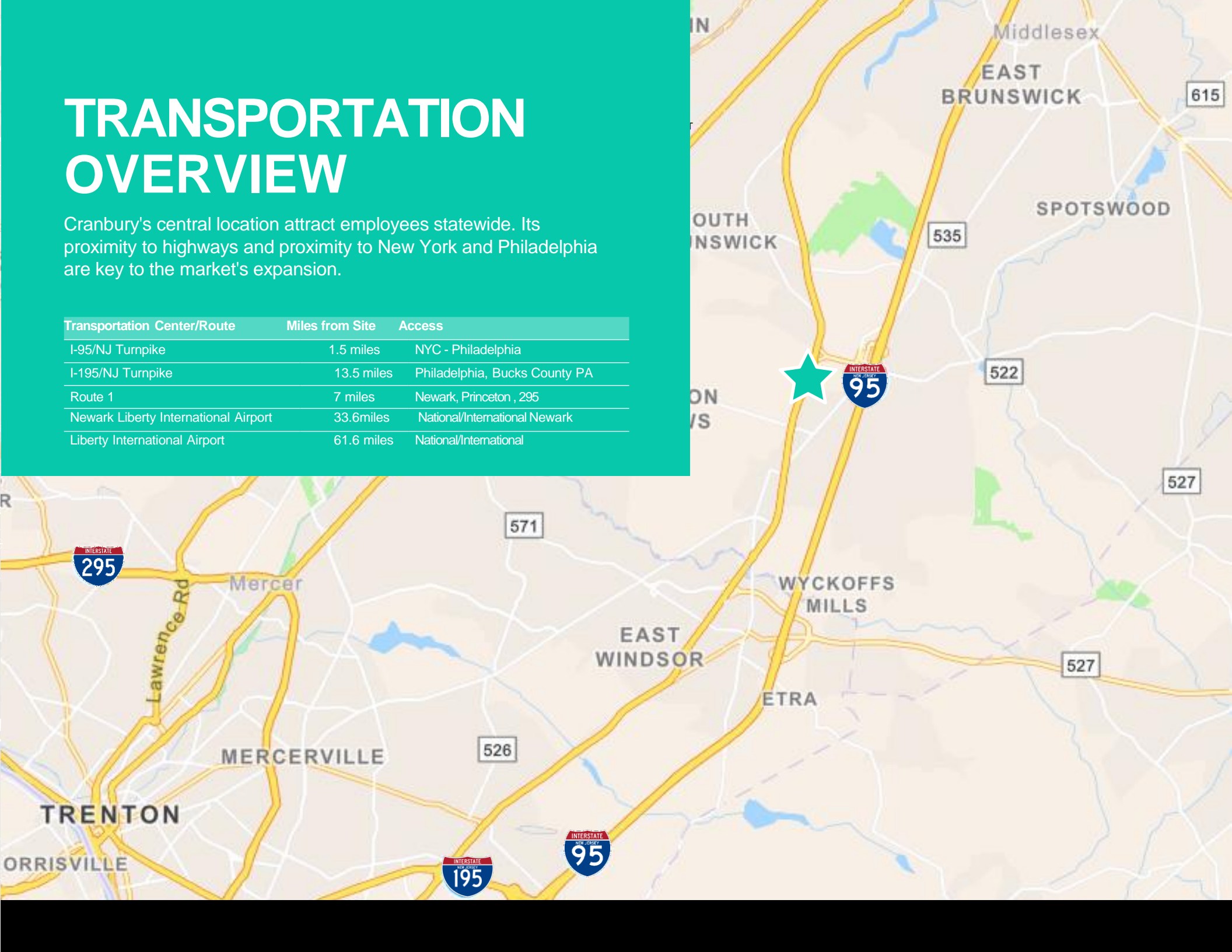
Corporate Dr

New Jersey Tpk

# TRANSPORTATION OVERVIEW

Cranbury's central location attract employees statewide. Its proximity to highways and proximity to New York and Philadelphia are key to the market's expansion.

Transportation Center/Route	Miles from Site	Access
I-95/NJ Turnpike	1.5 miles	NYC - Philadelphia
I-195/NJ Turnpike	13.5 miles	Philadelphia, Bucks County PA
Route 1	7 miles	Newark, Princeton , 295
Newark Liberty International Airport	33.6miles	National/International Newark
Liberty International Airport	61.6 miles	National/International





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