



BTC

BEDMINSTER TECHNOLOGY CENTER

900 RT. 202/206 N, BEDMINSTER, NJ

AVAILABLE FOR SALE

±197 Acres (Sub-dividable)

**Advanced/Pharma
Manufacturing Park**

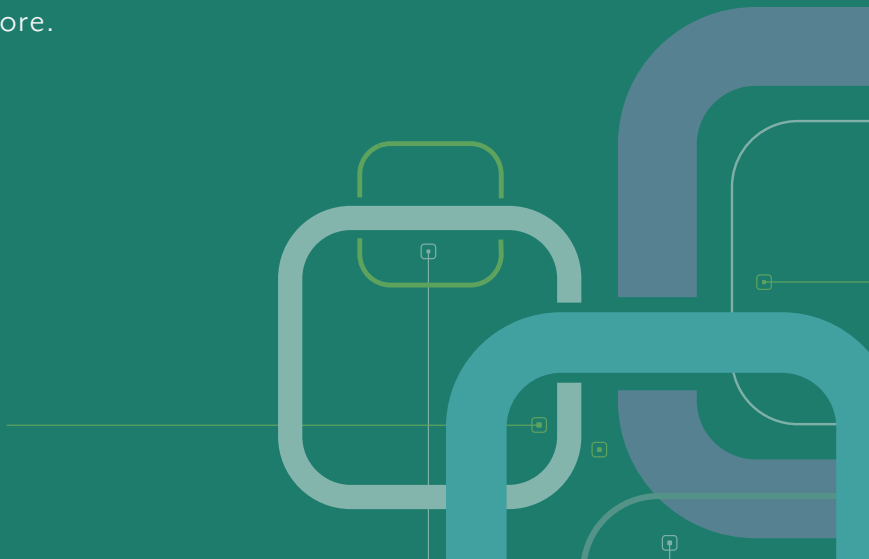
Fully zoned, in-place utility infrastructure and
site improvements to enable an expedited
“speed to market” delivery.

 **MetLife
Investment
Management**

 **JLL**

INTRODUCING NEW JERSEY'S PREMIER ADVANCED/PHARMA MANUFACTURING PARK

Strategically situated in Bedminster, New Jersey – less than an hour from New York City – Bedminster Technology Center (BTC) is a new ±197 Acres (divisible) advanced/pharma manufacturing site located in the heart of New Jersey off Interstate 287, thirty minutes from Newark Liberty International Airport and the deepwater ports of Newark-Elizabeth and Bayonne. With the ability to serve over 46 million consumers in a four-hour drive, BTC answers the growing demand for advanced manufacturing, pharmaceutical manufacturing, data centers, logistics, renewable energy production & storage, semiconductor suppliers, aerospace and more.





Bedminster Technology Center is bringing the future of advanced/pharma manufacturing to New Jersey.



- Block 9, Lot 1
- 197 Acres
- Dual/redundant power feeds
- Up to 2,000,000 SF of approved FAR
- Fully secured with 24/7 guardhouse
- Private setting with no immediate neighbors
- Zoning RDOL – Research Development Office Laboratory, permitted uses include:
 - Laboratories, R&D, Aseptic Manufacturing
 - Life Sciences, Biotechnology, Pharmaceuticals
 - Office
 - Hotel/conference restaurant

Utility Infrastructure Overview

 Electricity	Transmission Service	<ul style="list-style-type: none"> • 2 x 34.5kV independent sub-transmission lines • Primary line entrance to site on Route 202/206 at River Road • Secondary line service point on Far Hills Road at Route 202 • Maximum estimated capacity = 50MW (before line upgrades required)
	Substation	<ul style="list-style-type: none"> • 2 x 2500 kVA transformers serving Building D • 12 x 1500 kVA transformers serving Buildings A, B, and C • Total installed transformer capacity = 23000 kVA
	Provider	<ul style="list-style-type: none"> • First Energy
 Gas	Service	<ul style="list-style-type: none"> • Access to 16" main along Route 202/206 adjacent to the site
	Provider	<ul style="list-style-type: none"> • PSEG
 Water	Service	<ul style="list-style-type: none"> • 16" main transmission line at 170 psi serves site with >3,000 gallons per minute or 4.3M gallons per day capacity • Distribution on site is delivered via one conduit with three lines
	Meters	<ul style="list-style-type: none"> • Primary meter is located on site close to the South Garage • Meter 1 = 2 inch, Meter 2 = 4 inch, Meter 3 = 6 inch
	Provider	<ul style="list-style-type: none"> • NJ American Water





Wastewater

Service

- 116,000 GPD sewer capacity contracted with the Township of Bedminster

End of Pipe

- Sewer line connects to Bedminster Township pump station – an upgrade to the pump station is scheduled for Q1 2025
- Capacity is allocated on a “first come-first served” basis

Provider

- Township of Bedminster



Telecom

Service

- Redundant fiber conduits are located adjacent to Route 202/206.
- Route 1 supports 12 x 4” diameter conduits with Bell Atlantic fiber
- 10 Gigabyte fiber backbone serves the site
- Telecommunications hub is located in Building B in Room 2b240

Building Connections

- PBX Room 1D106 tie to GNOC Computer Room 3D218 3 x 4” conduits, 600 pair UTP for voice, 36 Strand MM Fiber for UGN, 12 Strand SM Fiber for UGN
- Building C tie to Building D with 6 x 4” conduit, 36 Strand MM Fiber for voice, 900 Pair UTP for voice, 96 Strand MM fiber for UGN, 24 Strand SM Fiber for UGN
- MDF Room 1C164 tie to PBX Room 2C142 with TCG/ALS Fiber, 300 Pair UTP

Provider

- Verizon

NEW JERSEY'S UNMATCHED TRANSPORTATION NETWORK: Fueling Manufacturing Success

With an unparalleled transportation network, New Jersey boasts an infrastructure tailored for swift and efficient movement of manufacturing products. The State's highways, ports, and airports work in synchrony to streamline and optimize goods transportation. Boasting nearly 3,000 miles of interstate and highways, along with the nation's highest railroad density, the transportation system provides a robust backbone for logistics.

Newark Liberty International Airport, being part of the country's busiest airport system, complements the deep-water ports of Newark-Elizabeth and Bayonne. Furthermore, with the Port Authority's regional air cargo network, New Jersey stands tall as the go-to gateway for cargo from across the globe. This strategic advantage empowers manufacturers in the state to outpace competitors, ensuring speedy delivery of products to their target markets.



WHY NEW JERSEY:

Where Advanced/Pharma Manufacturing Thrives

#1*

STATE FOR LIFE SCIENCE MANUFACTURING

SOURCE: GLOBALDATA

*TIED FOR FIRST WITH CALIFORNIA.

\$54B

IN MANUFACTURING ACCOUNTS FOR 10% OF NEW JERSEY'S GDP

SOURCE: CHOOSNJ / LWD CLUSTER REPORT

236,000

MANUFACTURING EMPLOYEES

SOURCE: CHOOSNJ / LWD CLUSTER REPORT

LIFE SCIENCES STATISTICS COMBINED NJ/NY METRO*

#1

NIH FUNDING
(\$3.2 Billion)

#2

LIFE SCIENCE EMPLOYEES second largest after the Boston/
Cambridge Metro other market (149K PEOPLE)

#2

LAB INVENTORY
(30 Million SF)

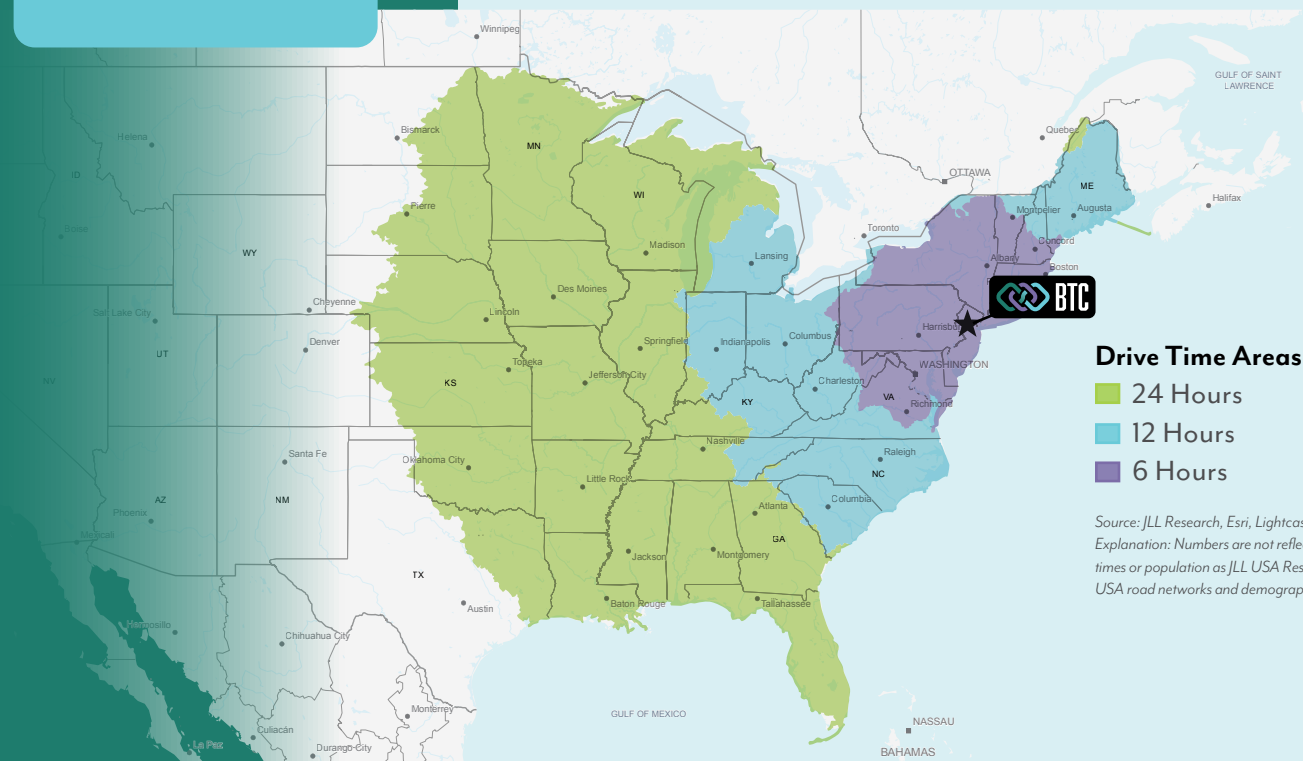
#4

VC/PE FUNDING
(\$2.4 Billion)

1,852

PhD GRADS within a 90 mile radius
(This represents 10.3% of all PhD's completions in
the life sciences in the United States)

**All statistics are derived from 2023 calendar year*



INNOVATION-RICH

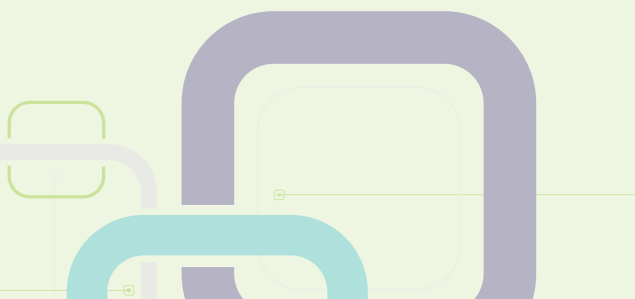
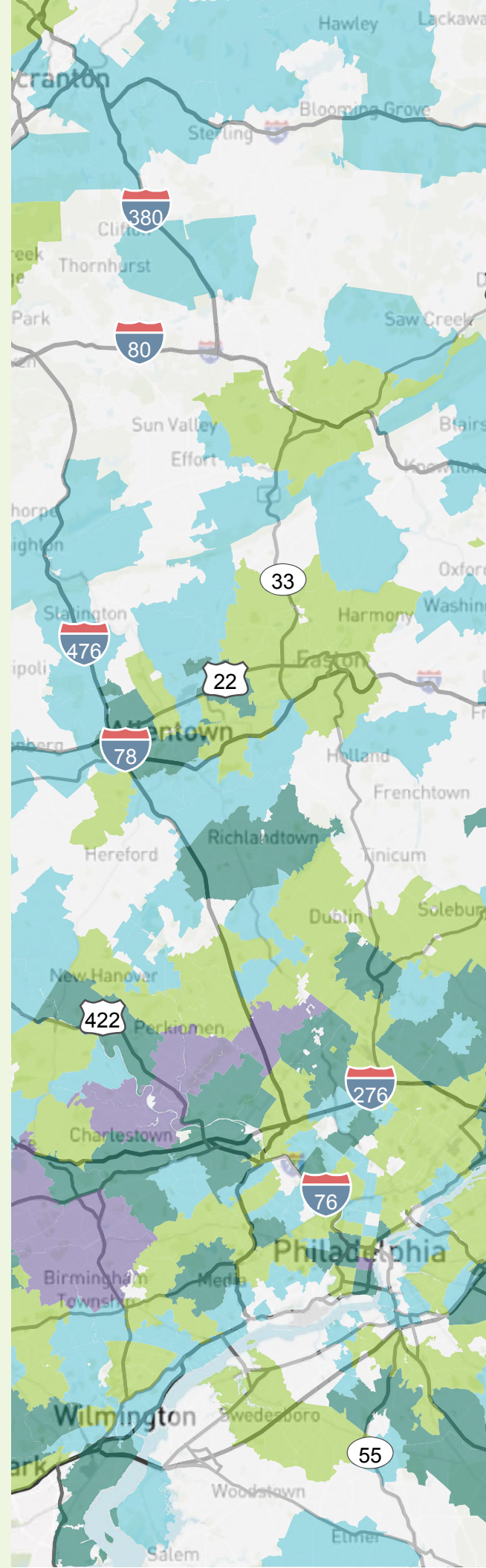
HIGHLY EDUCATED WORKFORCE HUB

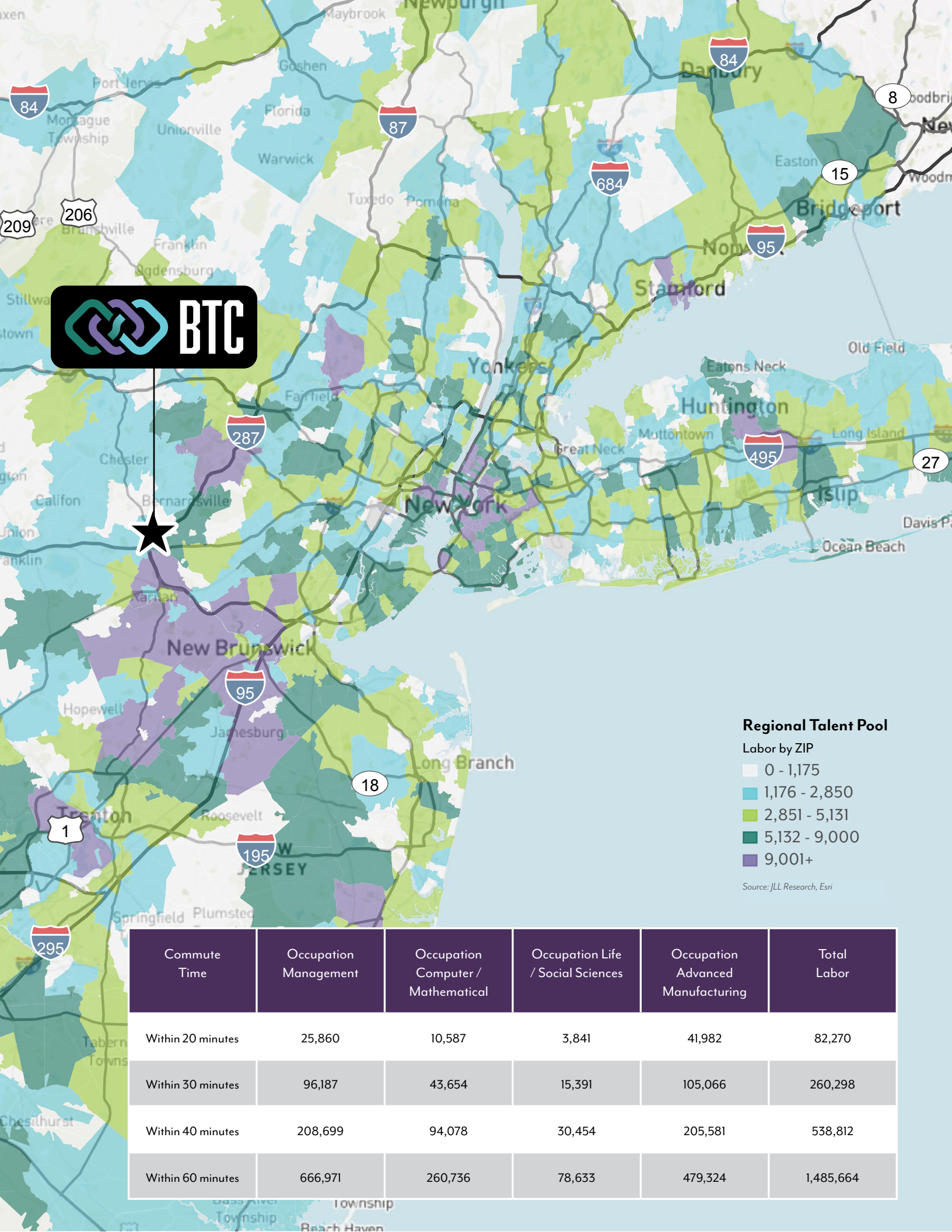
New Jersey's workforce stands out for its exceptional talent, with 44% of its population holding a Bachelor's degree or higher, surpassing the national average of 34%. This talent is complemented by a skilled workforce in various trades, generated by universities, colleges, and State-sponsored programs.

NJ Pathways to Career Opportunities is one such initiative, founded by the New Jersey Council of Community Colleges and the New Jersey Business & Industry Association, to build industry-driven education and training pathways. One of its programs is focused on manufacturing production and engineering.

The County College of Morris and Raritan Valley Community College both offer associates degrees in Biotechnology, Electronics Engineering Technology, Engineering Science, and Mechanical Engineering Technology through its New Advanced Manufacturing and Engineering Center. It includes training in AutoCAD, Six Sigma, and supply chain management.

These education institutions play a crucial role in preparing individuals for the workforce, ensuring that the state remains home to some of the most capable and innovative minds in manufacturing and beyond.





Regional Talent Pool

Labor by ZIP

- 0 - 1,175
- 1,176 - 2,850
- 2,851 - 5,131
- 5,132 - 9,000
- 9,001+

Source: JLL Research, Esri

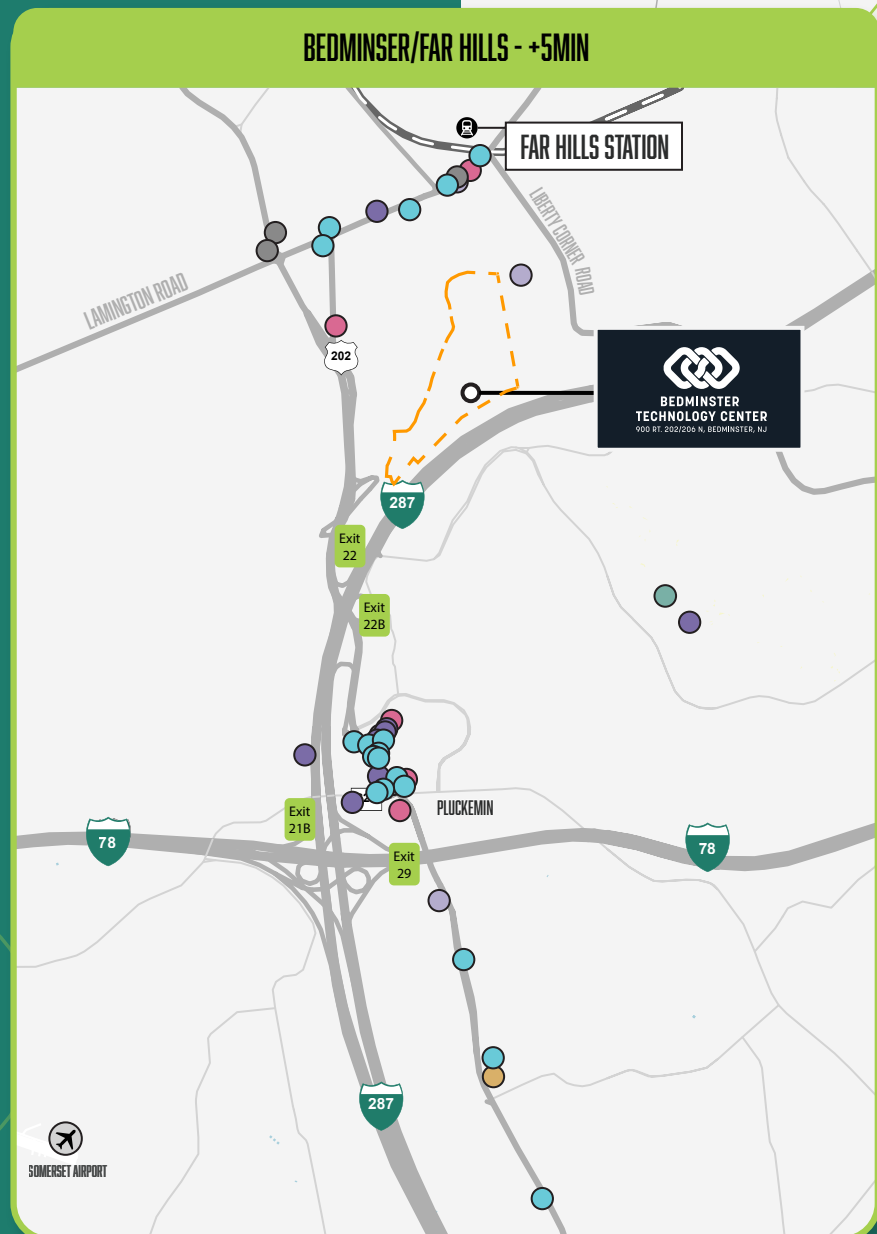
Commute Time	Occupation Management	Occupation Computer / Mathematical	Occupation Life / Social Sciences	Occupation Advanced Manufacturing	Total Labor
Within 20 minutes	25,860	10,587	3,841	41,982	82,270
Within 30 minutes	96,187	43,654	15,391	105,066	260,298
Within 40 minutes	208,699	94,078	30,454	205,581	538,812
Within 60 minutes	666,971	260,736	78,633	479,324	1,485,664

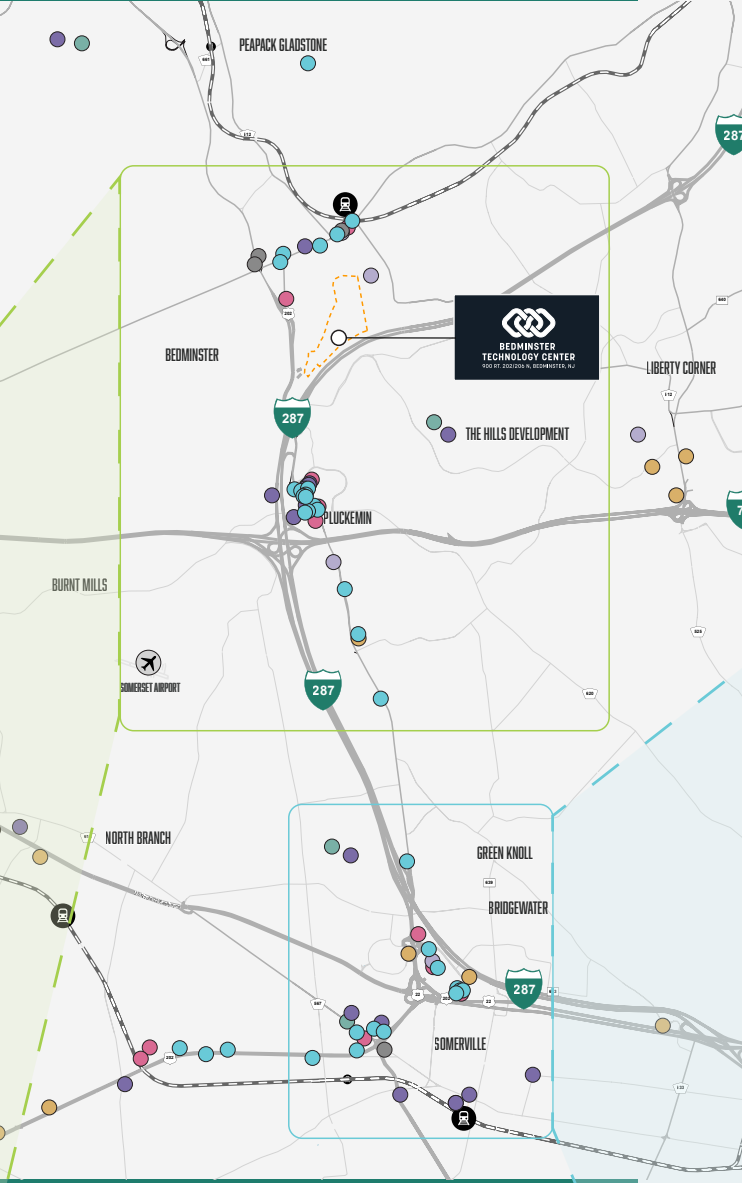
RESIDE,
reside,









INNOVATE,
innovate,

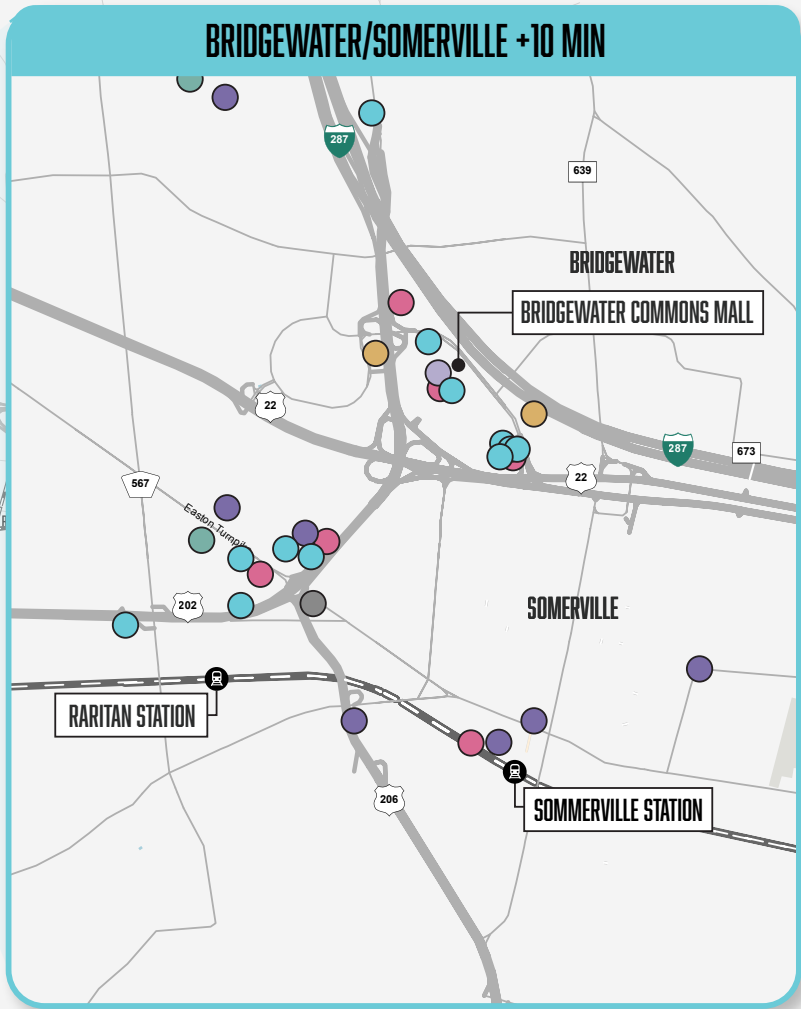
DELIGHT
delight

in affluent Bedminster, New Jersey. With easy access to the region's incredibly beautiful and diverse landscapes, high-quality and state-of-the-art healthcare, stellar educational opportunities, and every recreational and cultural experience that you can imagine less than an hour from New York City and the Jersey Shore, your company will thrive and succeed at Bedminster Technology Center.





-  **RESTAURANTS**
-  **HEALTH AND FITNESS**
-  **COFFEE**
-  **ENTERTAINMENT**
-  **RETAIL**
-  **HOTEL**
-  **TRAIN STATION**
-  **GOLF**





For further information or to arrange a tour, please contact us.

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