



Office & R&D Facility

**40,000 SF
For Lease**

**101 Coolidge Street
South Plainfield, NJ**



FACILITY SPECIFICATIONS

LABORATORY

1,856 SF Product Development / Formulation Lab

One 6' chemical fume hood

One biosafety cabinet

2,600 SF Analytical and Instrument Lab

Three (3) 6' chemical fume hoods

One (1) biosafety cabinet

1,000 SF GMP lab with temperature and humidity control

Two (2) 6' chemical fume hoods

One (1) Biosafety cabinet

LABORATORY GASES

Compressed Air

Nitrogen

Warehouse

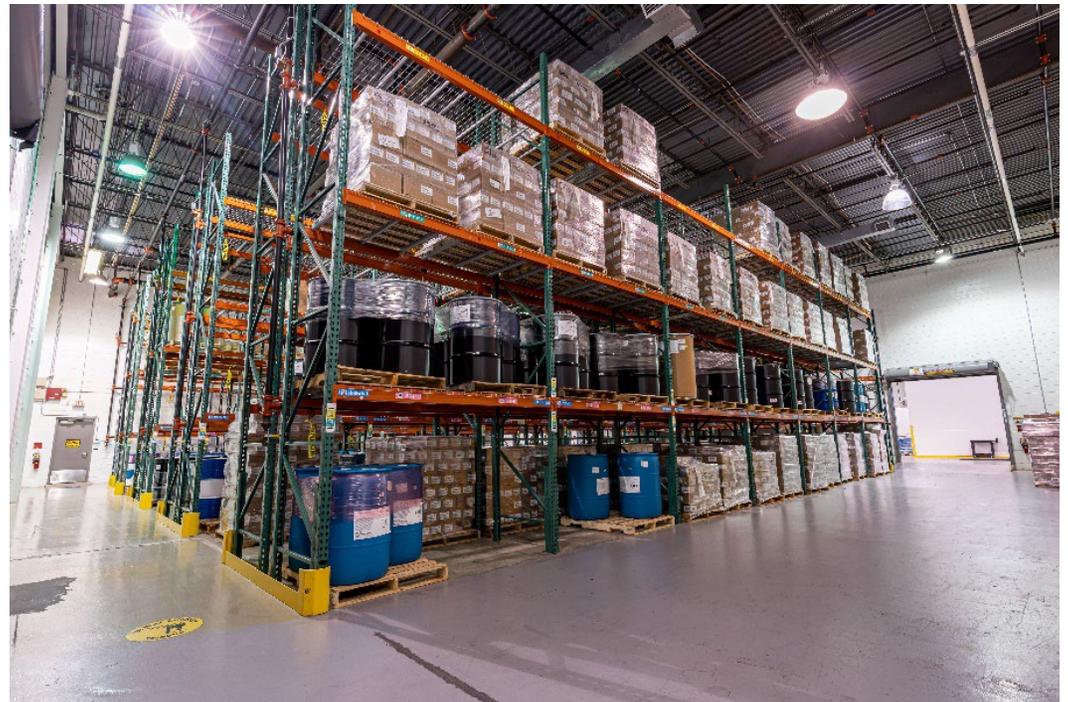
Temperature Controlled

24' Clear

Two (2) loading docks

41' x 39' column

1200 amps , 480v, 3p



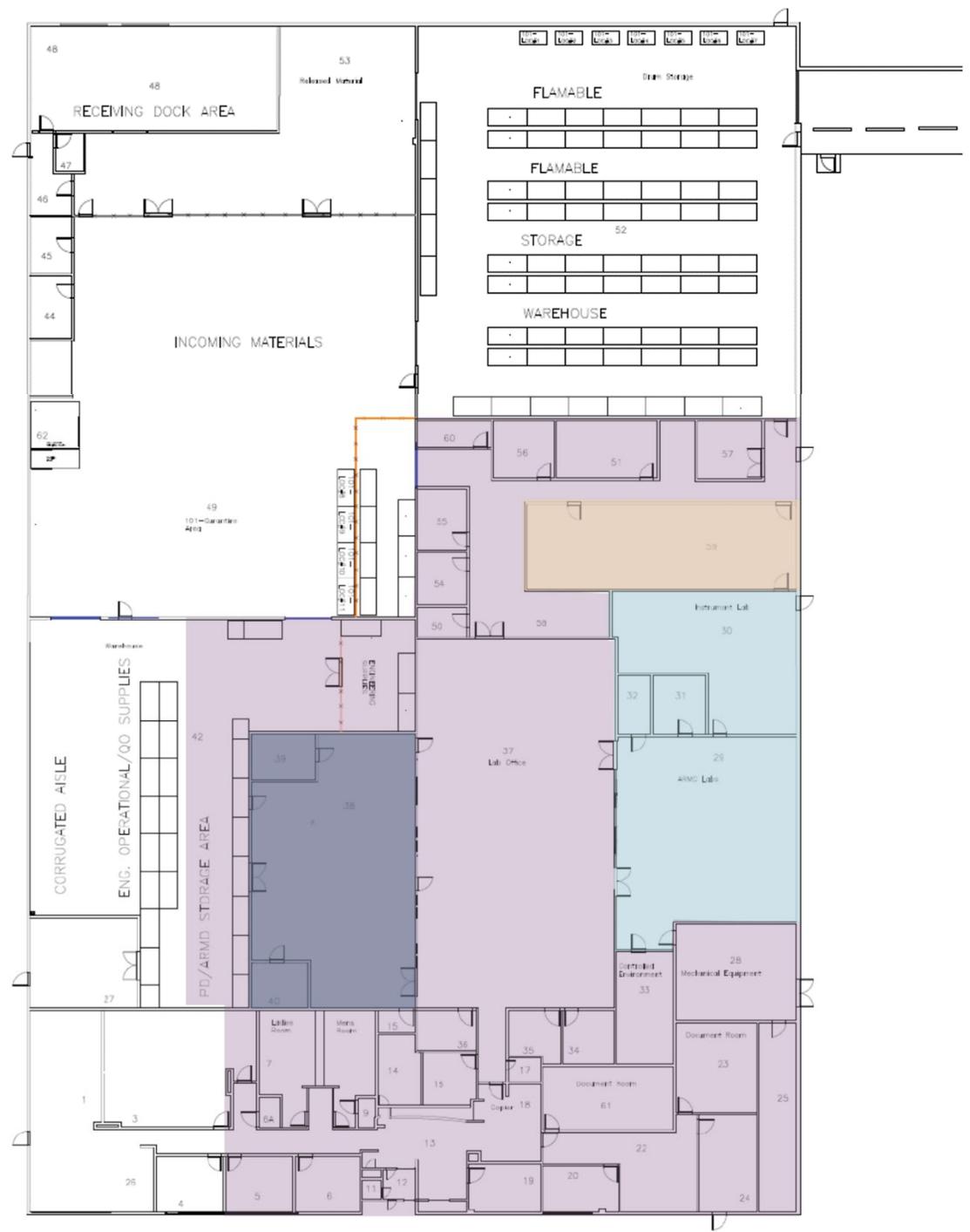
BUILDING FLOOR PLAN

- Product Development Lab
1,856 SF
- Analytic & Instrument Lab
2,600 SF
- GMP Lab
1,000 SF
- Office + Admin Support Spaces
~11,800 SF

TOTAL AREA
± 40,000 SF

LABORATORY
~5,500

OFFICE
~11,800



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

#3
BIOMANUFACTURING
MARKET
IN THE US

#6
LIFE SCIENCE
CLUSTER

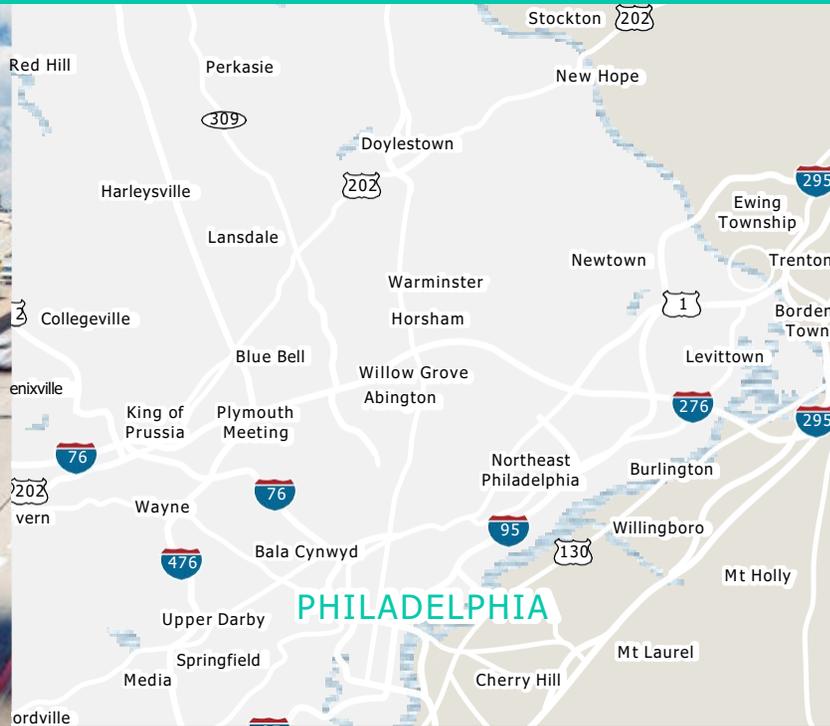
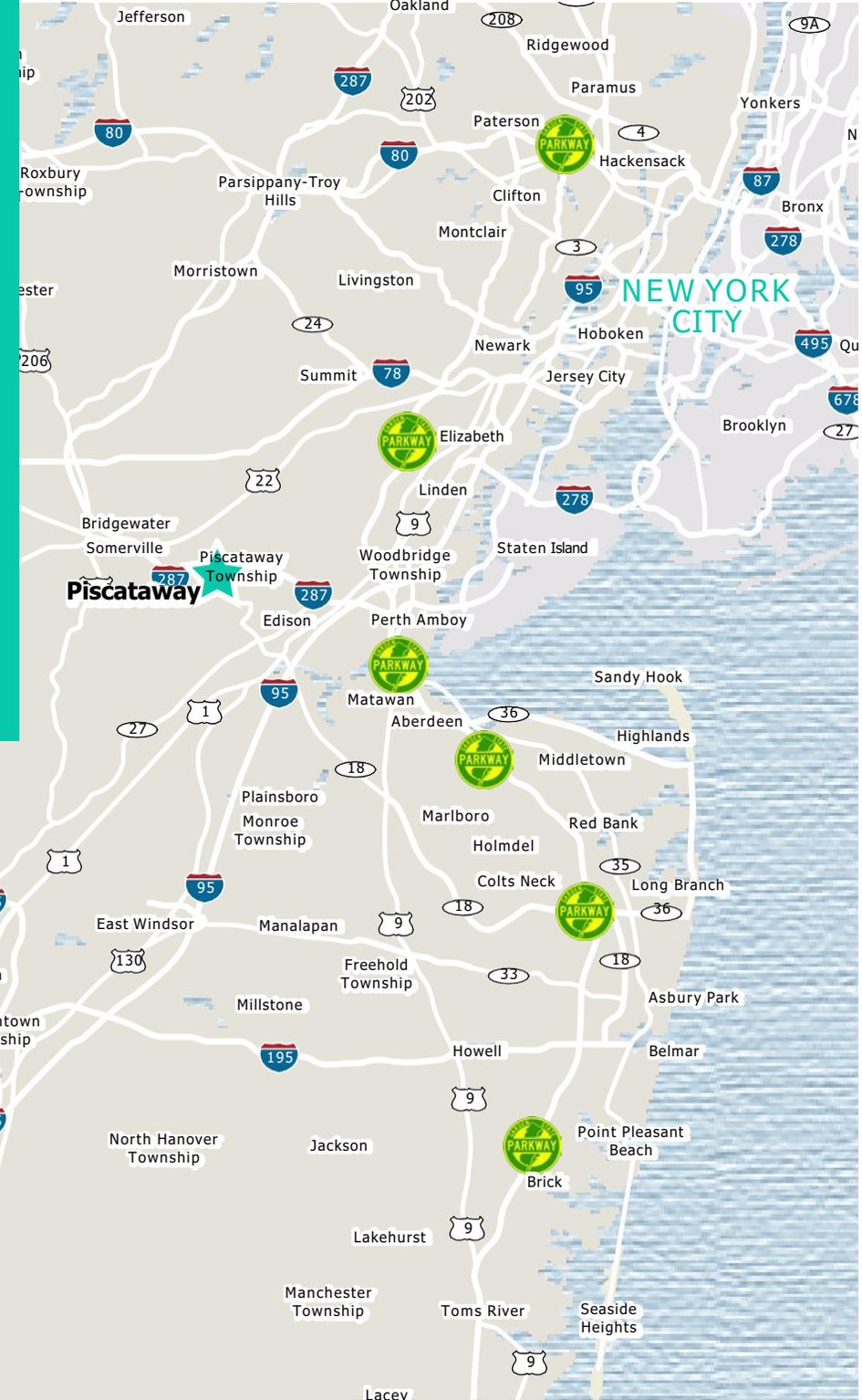


101 COOLIDGE STREET

TRANSPORTATION OVERVIEW

South Plainfield's central location allows it to draw employees from throughout the state making South Plainfield's location relative to highways and mass transit a critical factor in the market's growth.

Transportation Center/Route	Miles from Site	Access
Route 287	0.5 miles	NYC - Philadelphia
I-95/NJ Turnpike	7 miles	NYC, Philadelphia , National
Route 1	7 miles	Newark, Princeton , 295
Garden State Parkway	9 miles	Northern & Southern NJ
Newark Liberty International Airport	16.5 miles	National/International





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