



SIX WHEELING ROAD

DAYTON, NEW JERSEY

± 30,000 SF

Class A office and lab space

OVERVIEW

6 Wheeling road in Dayton, NJ is a state-of-the-art packaging, warehouse and R&D facility that was purpose built for Aurobindo Pharmaceuticals USA, to support company's oral solid dosage packaging operations in North America. The facility was built in 2010 and features six individual rooms designed for pharmaceutical packaging, each equipped with dedicated air-handling and formerly qualified as ISO-8. The warehouse area features 36' clear ceiling heights, four loading doors, temperature and humidity control, ESFR sprinkler and capacity for nearly 15,000 pallet positions. The operations is supported by a DEA cage and vault, approved for storage of schedule II products. The second-floor features well-appointed analytical lab and executive office space. The entire facility is available for lease through December 31, 2031.

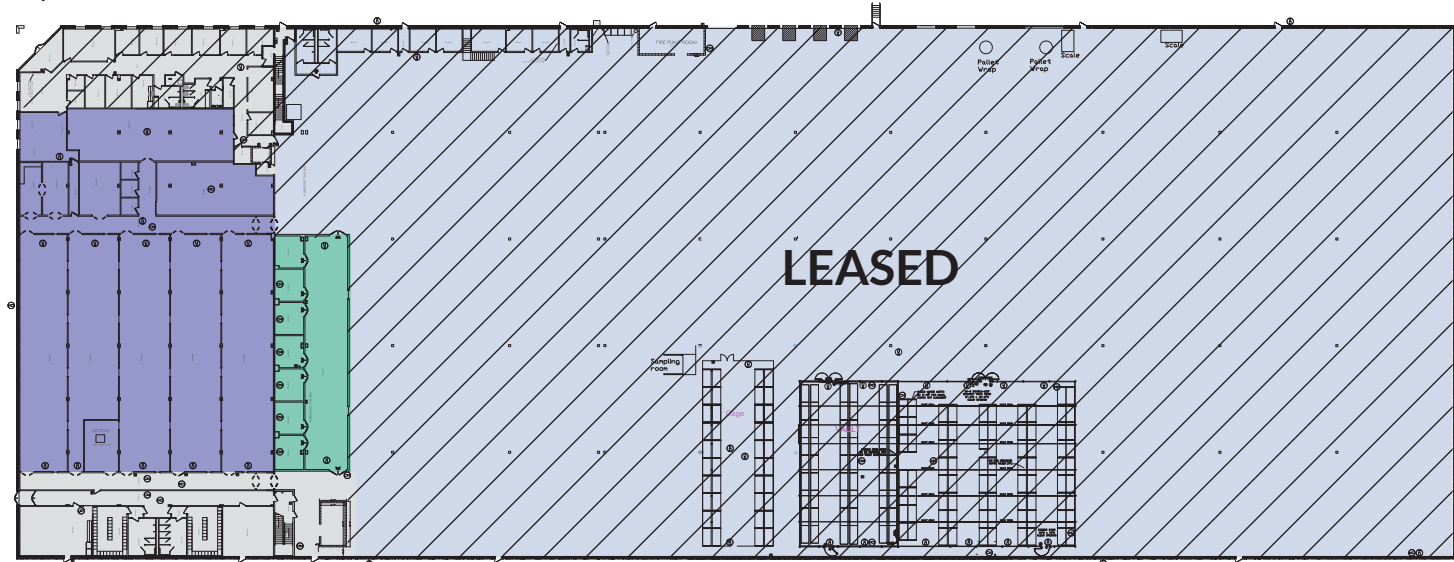


BUILDING SPECS

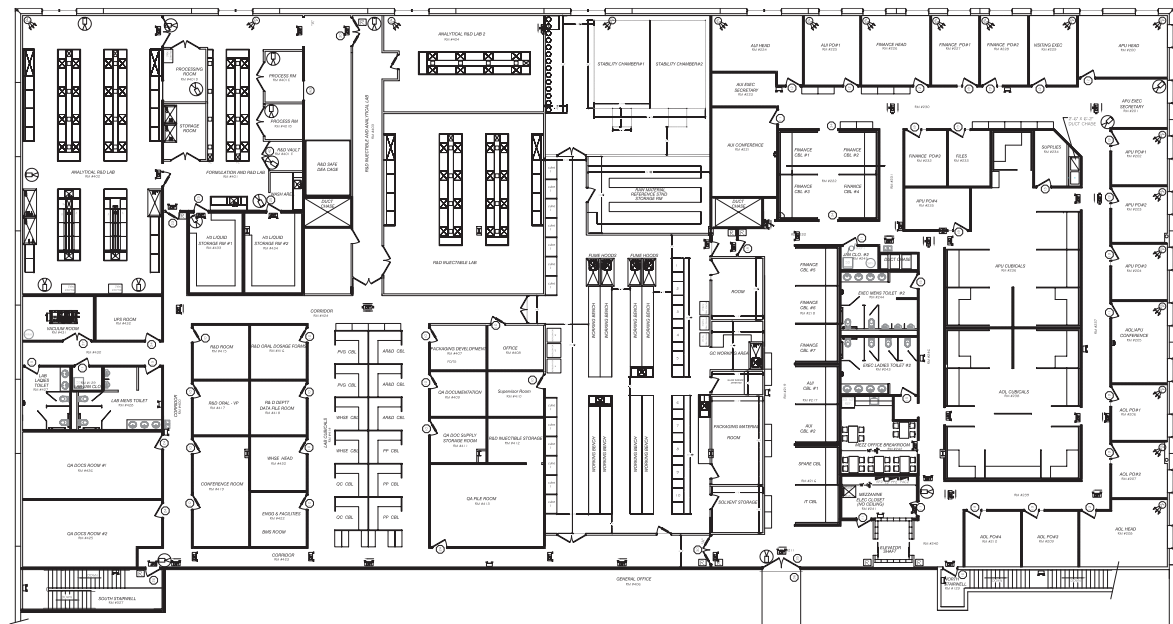
Size:	198,750
1 st Floor Warehouse:	134,539 SF (Leased)
Packaging & Dispensing:	25,008 SF
Office Cafeteria:	9,203 SF
2 nd Floor Lab & Office Space:	30,000 SF
Floors:	Two (2)
Year built:	2010
Ceiling:	36' clear
Column Spacing:	43'x49'
Analytical Lab:	Fixed casework Eight (8) fume hoods Two (2) walk-in stability chambers Chemical storage
Lab Gases:	Argon Nitrogen Helium
Racking:	14,918 pallet positions
Packaging Area:	6 fully-equipped and serialized packaging lines
Parking:	87 spaces (car)
Loading:	4 loading doors 1 drive-in
Power:	3000 amps @ 480v
Generator:	125 KW Kohler, natural gas fired generator that feeds critical systems
HVAC:	Fully temperature and humidity controlled
Water system:	Deionized water distribution system

FLOOR PLAN






First Floor



Mezzanine 30,336 SF

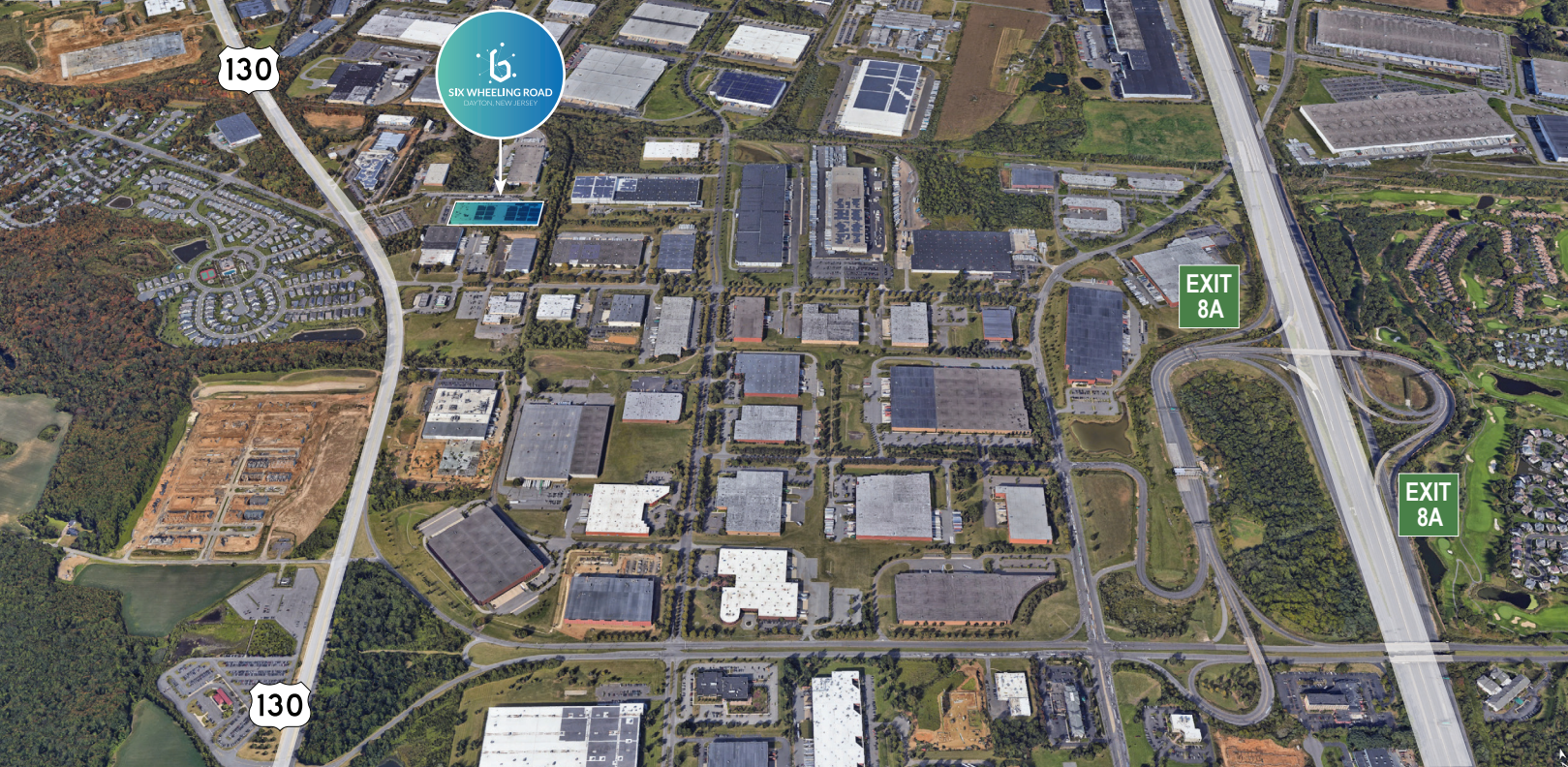


LEGEND

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 Office and Cafeteria
 9,200 SF
- 
 Packaging
 21,133 SF
- 
 Dispensing
 3,875 SF
- 
 Warehouse
 134,539 SF
- 
 2nd Floor Lab
 11,580 SF



LOCATION & DEMOGRAPHICS



5 MINUTES I-95/NJ Turnpike
12 MINUTES Route 1 (Retail Amenities Corridor)
17 MINUTES Princeton Junction Train Station
25 MINUTES Downtown Princeton
36 MINUTES Newark Liberty Int'l Airport

	5 Miles	10 Miles
2022 Total Daytime Population	99,892	\$43,333
Average Household Income	\$160,086	\$158,574
Median Age	44.5	39.9
Education= some College to Graduate/Professional Degree	76.5%	73.2%

#1 CONCENTRATION OF SCIENTISTS & ENGINEERS
 Per square mile in the U.S.
Source: National Science Board, 2021

#3 STATE FOR EMPLOYED BIOCHEMISTS AND BIOPHYSICISTS
Source: Bureau of Labor Statistics, Occupational Employment & Wages, May 2021

14 OF THE TOP 20 GLOBAL PHARMACEUTICAL COMPANIES
Source: Pharmaceutical Executive, 2021

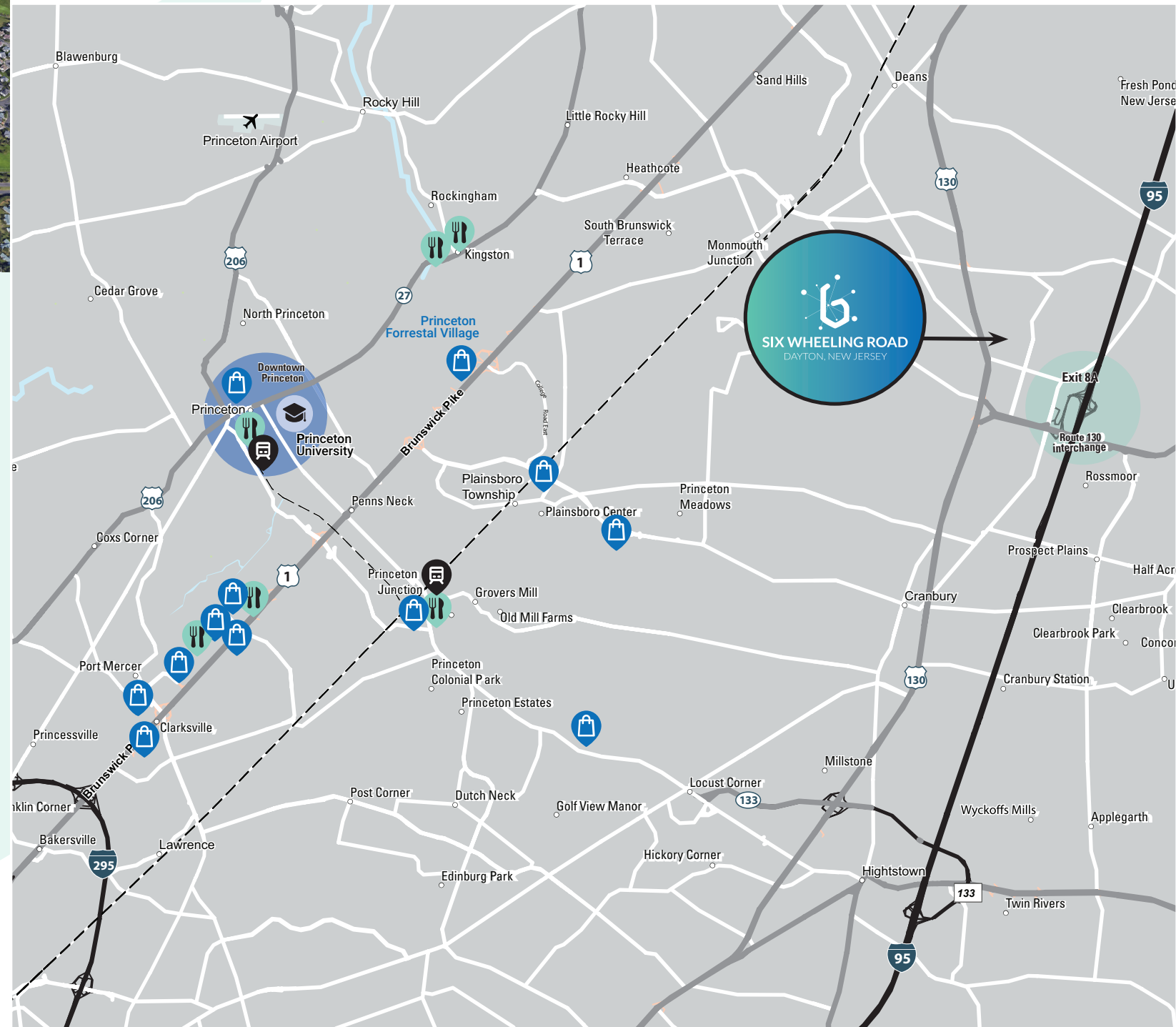
#1 REGION FOR NIH FUNDING
Source: NIH Data, 2021

#3 U.S. LIFE SCIENCES CLUSTER
Source: Genetic Engineering & Biotechnology News, March 2021

AMENITIES

6 Wheeling Road is conveniently located near interstates and major routes including I-95, I-295, and Brunswick Pike (Route 1). Tenants will benefit from close proximity to Princeton Junction station, which offers service from both Amtrak & NJ Transit.

There are a variety of dining, shopping, and entertainment locales near 6 Wheeling Road. In addition to these options, the property is less than 30 minutes from downtown Princeton, which boasts incredible dining and retail venues.



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