

BRIDGEWATER



360 MILLTOWN ROAD
BRIDGEWATER, NJ



18,000 SF

Full Building Opportunity

Biologics, Cell and Gene Therapy
Lab/Pilot Plant

BRIDGEWATER



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BridgewaterBio, an 18,000 square foot facility, situated in the heart of Einstein's Alley, a region home to emerging and established Fortune 500 life sciences companies in New Jersey, is being redeveloped into a premiere R&D lab/warehouse – ideal for biologics, cell and gene therapy pilot plant or small production facility.

Accessible from I-287 via Route 22 or Route 202 the property provides convenient access to abundant area amenities and numerous talent-rich, highly educated communities.





Up to 25' clear ceiling height



Gut renovation with turnkey R & D space underway



Opportunity to occupy full building/ pilot plant



New robust infrastructure and standby power



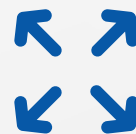
Easy commute from talent rich communities



Convenient access to I-78 and I-287



Heart of NJ's Life Sciences region



Phase II Expansion for future growth being evaluated by ownership

SPECIFICATIONS



18,000 SF situated on 7.06 acres



+/-10,000SF open white box space – ideal for biologics and cell/gene therapy pilot plant or small production facility

- Up to 25' clear ceiling height
- Column free
- Loading dock
- Private tenant entrance
- Fully upgraded by delivery time



Two (2) +/-3,500 SF pre-built lab suites – available 2Q 2022

- 1st generation, turn-key space with new furniture, casework and benches



Power:

- 1400 Amps available to building
- 35W/SF provided to each suite



Generator:

- 80KVA d



Telcom – redundant Fiber provided

- New fiber service to be installed



Renovations underway 2021 – Phase II expansion for future growth on site being evaluated by ownership



New Interior renovations:

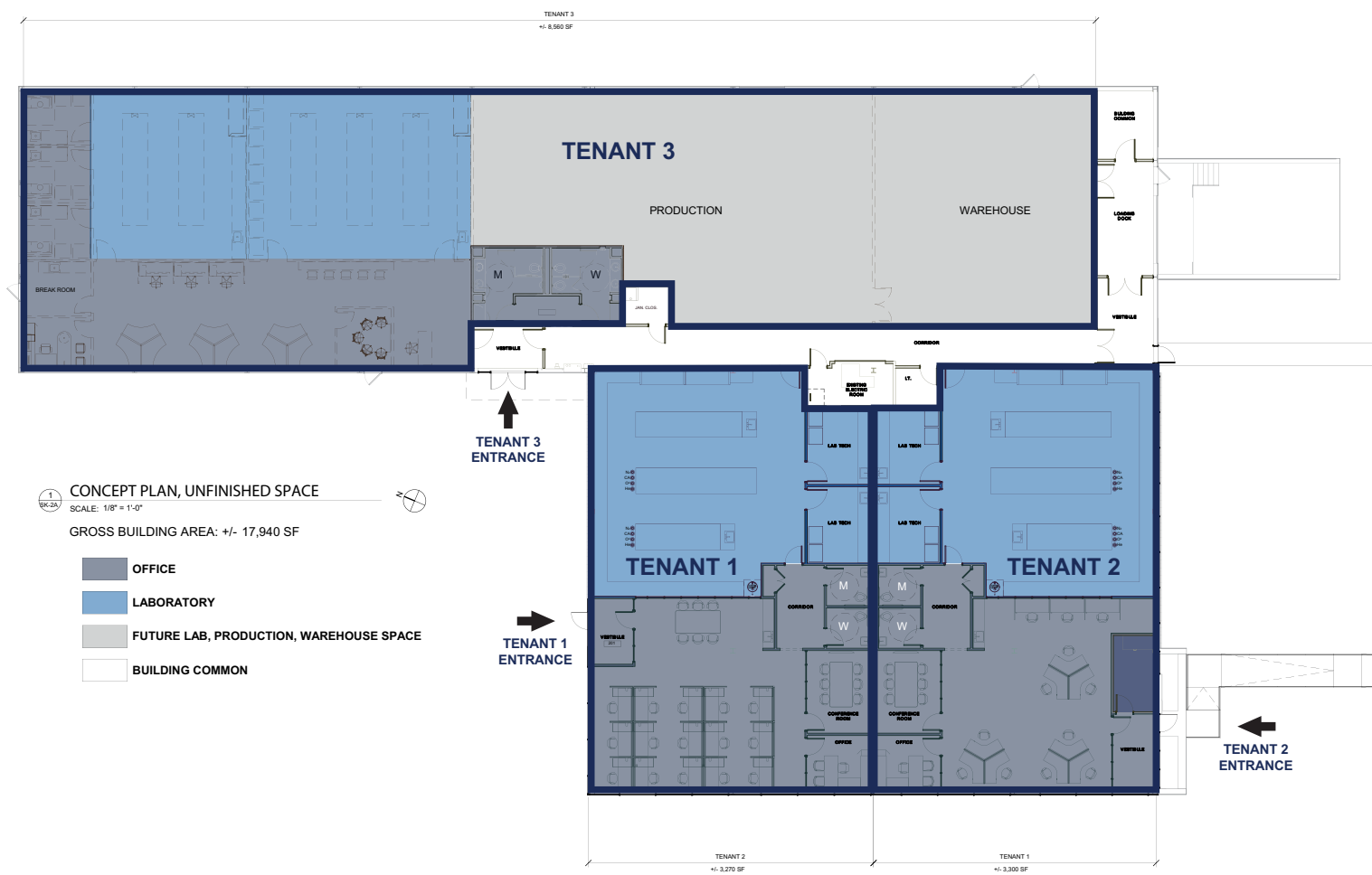
- Fire, water, life safety and security systems
- HVAC 100% dedicated outside air DX units (independently operated)
- 10,000 SF is ready for Tenant build out
- New common areas and dedicated tenant restrooms



New Exterior Renovations:

- Facade upgrade with all new insulated glazing and new insulated metal panels, as well as new private glazed tenant entrances.
- Liquid applied roofing system across entire building with warranty until 2033
- New paving, striped for approximately 3/1000 (additional street parking available)
- New solar powered, LED exterior lighting
- Generator – 80Kv diesel on site provides back up for life safety, optional additional stand by power of 5W/SF
- Solar powered LED exterior site lighting
- Outdoor courtyard with seating
- Monument for new tenant signage

CONCEPT PLAN



EXCEPTIONAL LOCAL MARKET DYNAMICS

Centrally located in New Jersey along the Boston – New York City – Washington D.C. life sciences corridor, BridgewaterBio is surrounded by an impressive roster of life science and biotech companies. With convenient access to I-287/I-78 interchange via Routes 22 and 202, the property offers tenants and their employees a quick uncongested commute to desirable communities with excellent schools.



BridgewaterBio's proximity to regional highways grants tenants access to a diverse and talented labor pool.



Approximately

24,000

life science employees live within a 30-mile radius, and over 3,000 within a 10-mile radius



18

Emerging and Fortune 500 Life Sciences companies within a 30-mile radius



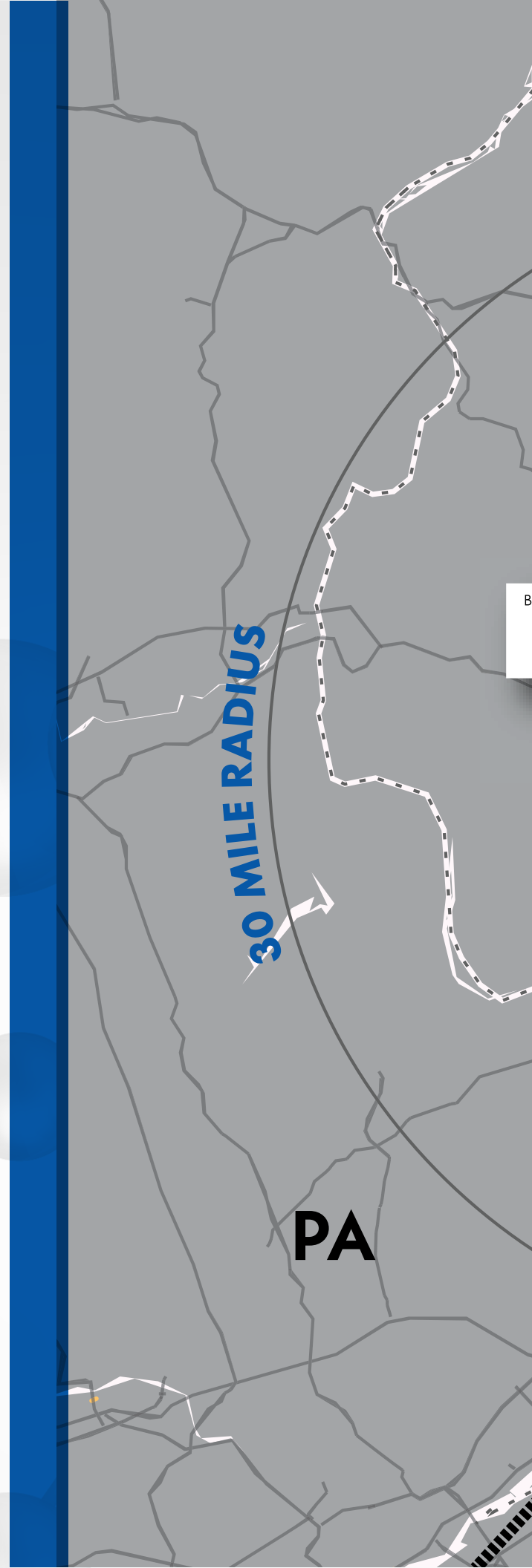
4.35M

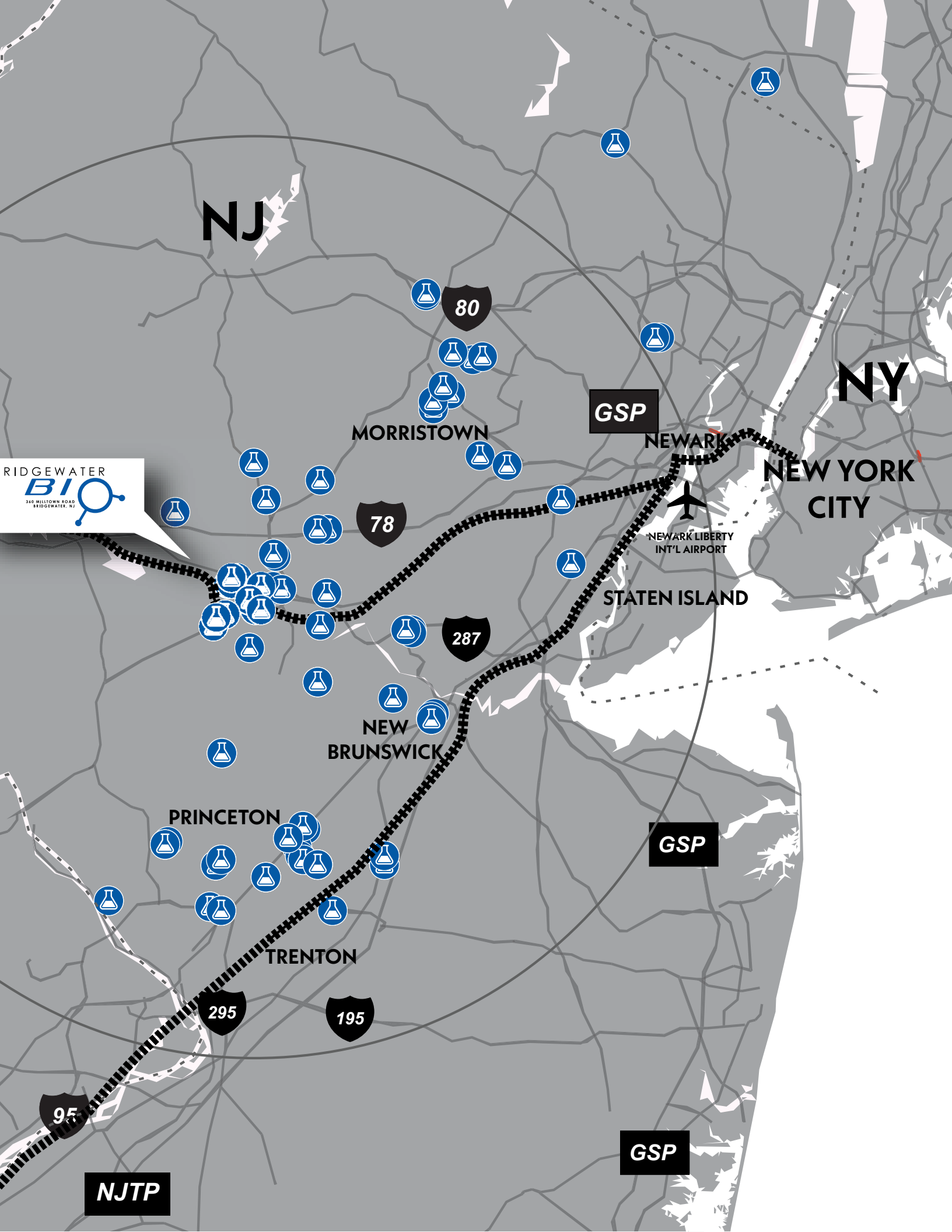
population within a 30 minute drive radius



5.8 M SF

life science space within a 30 mile radius





NJ

NY

RIDGEWATER
BIO
340 MILLTOWN ROAD
BRIDGEWATER, NJ

MORRISTOWN

GSP

NEWARK

NEW YORK CITY

NEWARK LIBERTY
INT'L AIRPORT

STATEN ISLAND

NEW
BRUNSWICK

GSP

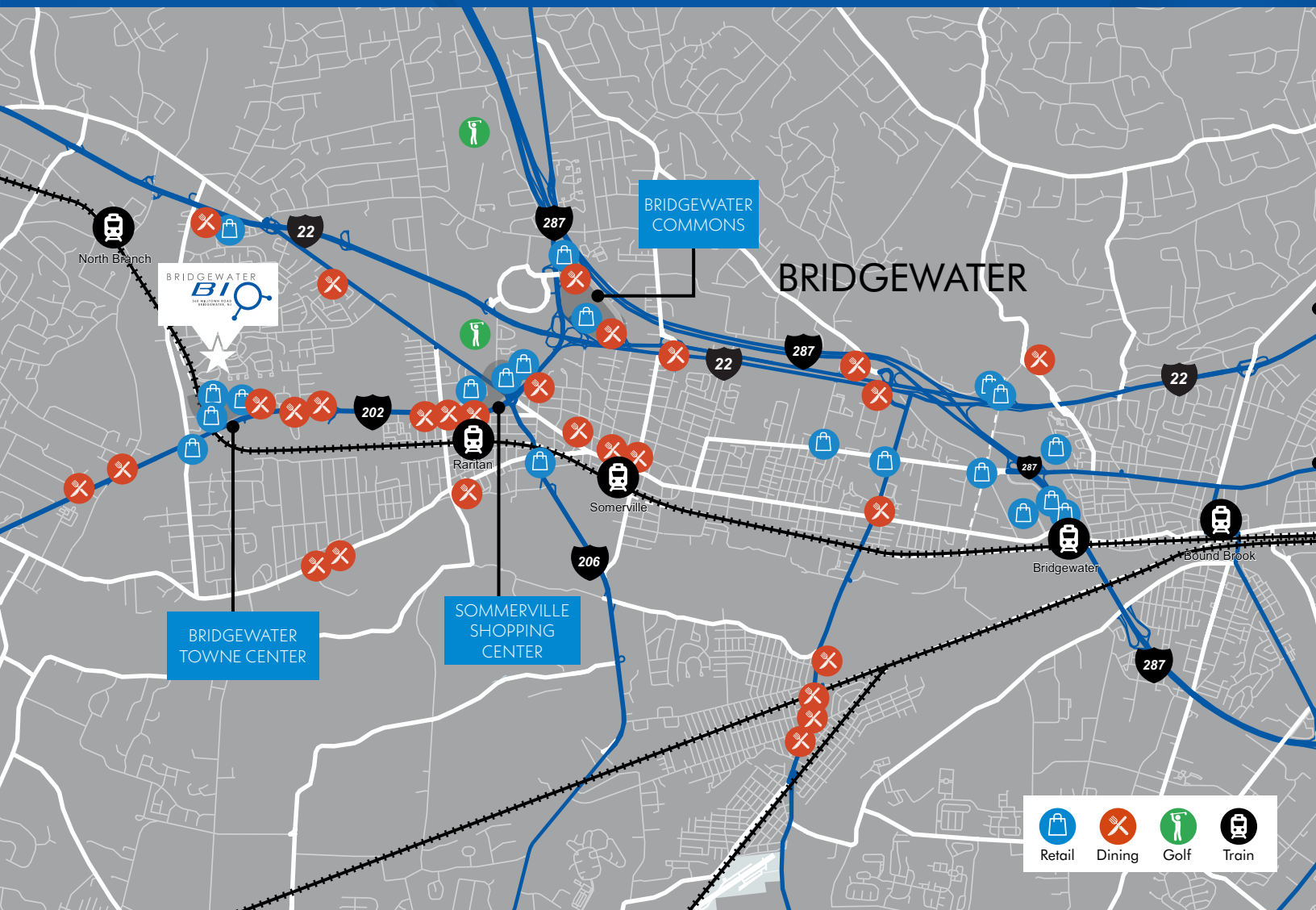
PRINCETON

TRENTON

GSP

NJTP

ABUNDANT AREA AMENITIES



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***The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage. Given the prevailing domestic and global uncertainty arising from the Coronavirus, we recommend that the intended recipients of this information regularly seek our guidance.*