

175,000 SF - 23 Acres
Office - Life Science
Education - Medicine

Greater New Brunswick Innovation Zone



101 Mettlers Road

Somerset, New Jersey

Property Features

- Available for sale or lease
- Four interconnected buildings divisible from 15,000 square feet
- Chemistry Lab Infrastructure throughout
- 292 Car Spaces (expandable to 339)
- 13.2KV Power / 2 - 550KW Generators
- 140 Seat Executive Dining Facility
- 4,980 sf Conference Center
- Close Proximity to Route 287, Exit 12
- Adjacent to Spooky Brook Golf Course & Colonial Park
- Zoning: Research Office Lab
- Information on the benefits of the Greater New Brunswick Innovation Zone, please visit:
<http://www.state.nj.us/scitech/university/izones/>



For Further Information
Please Contact Exclusive Brokers

Richard Galuppo, Sr. Vice President

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Eric B. Johnston, Principal

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LEGEND

- ① MAIN ENTRANCE LOBBY
- ② BUILDING A - GROUND FLOOR VIVARIUM
- ③ BUILDING A - MEZZANINE
- ④ BUILDING B - UPPER LEVEL TECH OFFICES
- ⑤ BUILDING B - CONFERENCE CENTER
- ⑥ BUILDING B - LOWER LEVEL CHEMISTRY/TECH OFFICES
- ⑦ BUILDING C - LOWER LEVEL OFFICES
- ⑧ BUILDING C - UPPER LIBRARY
- ⑨ BUILDING C - UPPER LEVEL OFFICES
- ⑩ BUILDING C - LOWER CONNECTOR/OFFICES
- ⑪ BUILDING D - CAFETERIA
- ⑫ OPEN COURTYARD
- ⑬ BOILER ROOM

TOTAL SQUARE FOOTAGE: ~166,596 SQ FT



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