



**Princeton West
Innovation Campus
@ Hopewell**

**Building 2 | Global Data Center
121,438 RSF Available**

**311 Pennington Rocky Hill Road
Hopewell, New Jersey**



FOR LEASE



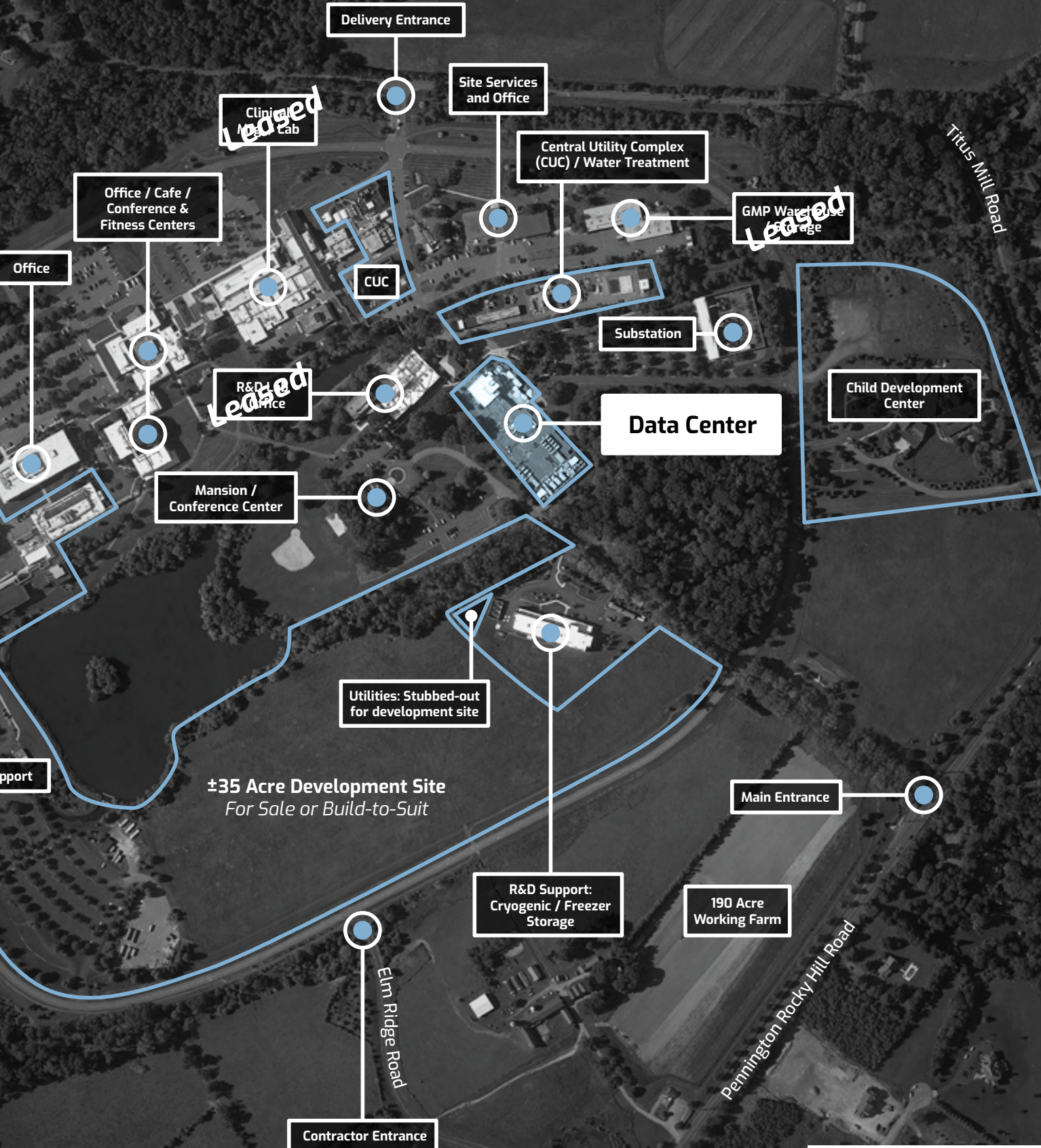
Building Specs

Primary Function	Data Center & Support Office
Building Size	121,438 RSF
Floors	Two (2) including lower level
Elevator(s)	1 – 4,500 lb freight
Year Built / Renovated	1959 / 2016
Configuration	24/7 Worldwide Data Center and office support space
Loading	Two (2) docks
HVAC	Stand-alone chillers, boilers and CRACs. 15 psi steam, from two (2) boilers, used produce 180°F water which along with locally supplied chilled water, generated by two (2) chillers totaling 800 tons, is supplied to the building air handlers. All data floors have dual chilled water CRAC units with 100% DX backup.
Electrical	On-site substation has dual 69KV feeds from 2 separate substations. Building electrical is 3000/5000kVA, 13.8kV-480/277V Dual feeds from double ended substation.
Generator(s)	4 – 1 MW and 2 – 2 MW diesel generators
UPS	2 – 900 kW and 2 – 1.8 MW systems
Building System(s)	Siemens BMS and SCADA
Fire Protection	FM 200 fire suppression system in data center an office is 100% sprinklered. Siemens monitoring and alarm system
Security	Card key access and security cameras

Campus Attributes

- Former Bristol-Myers Squibb pharmaceutical campus with over \$600M invested capital improvements
- Biological Product Development & Clinical Manufacturing (GMP and non GMP)
- Cryogenic biorepository
- BSL-2+ Facilities
- Worldwide Data Center 24/7 Operation
- Central Utility Complex (CUC) supplies ~80% of site steam and chilled water demand, stand alone at buildings supplies ~20%
- State-of-the-art 69 kV Main Substation supported by dual feeds (30MW), 15 kV, and 5 kV distribution
- Two (2) solar arrays – one (1) 660 kW and one (1) 60 kW
- Two (2) 2MW cogeneration systems
- Emergency generators – decentralized
- 190-acre working farm
- Amenities include a 1,600 space parking garage, walking trails, fitness center with locker rooms, +16,000 s.f. cafeteria with full kitchen, auditorium and conference center at the Mansion
- Zoning allows R&D, office and production and assembly uses related to the fields of medicine, pharmacology and biologics





Floor Plans

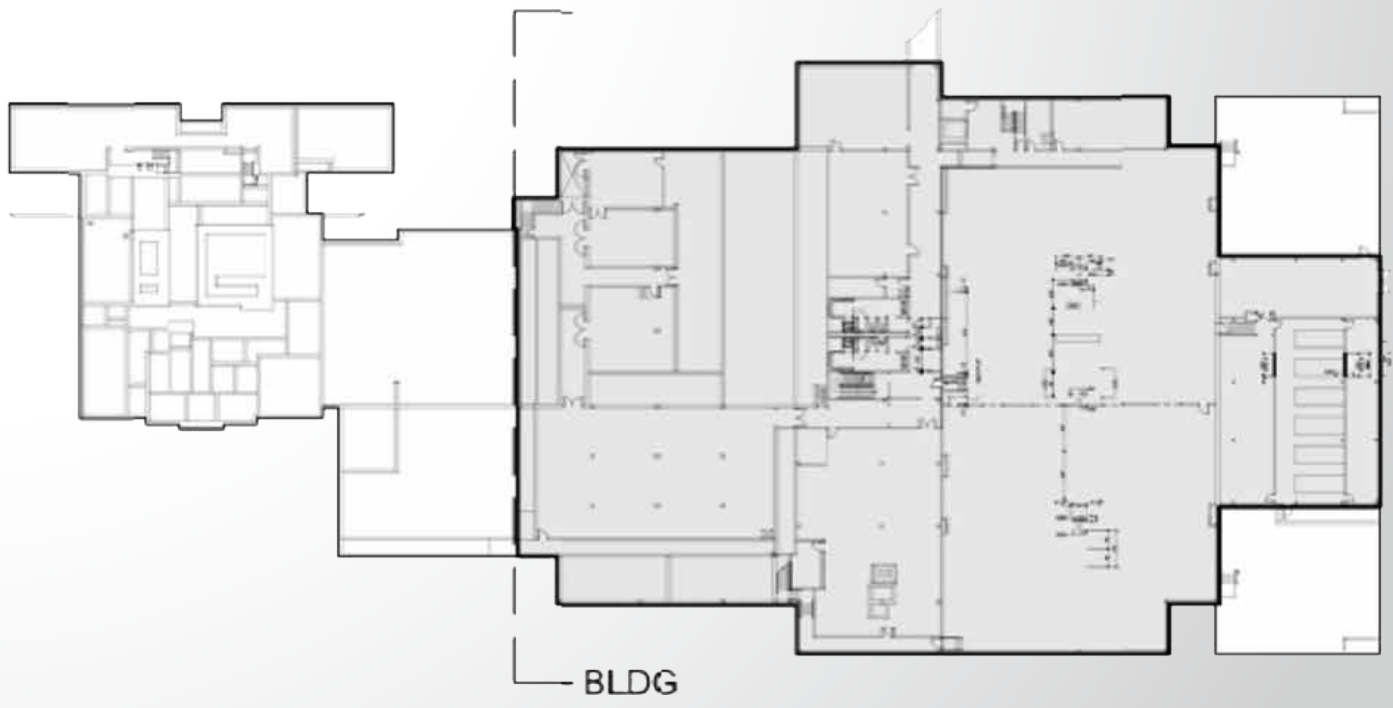
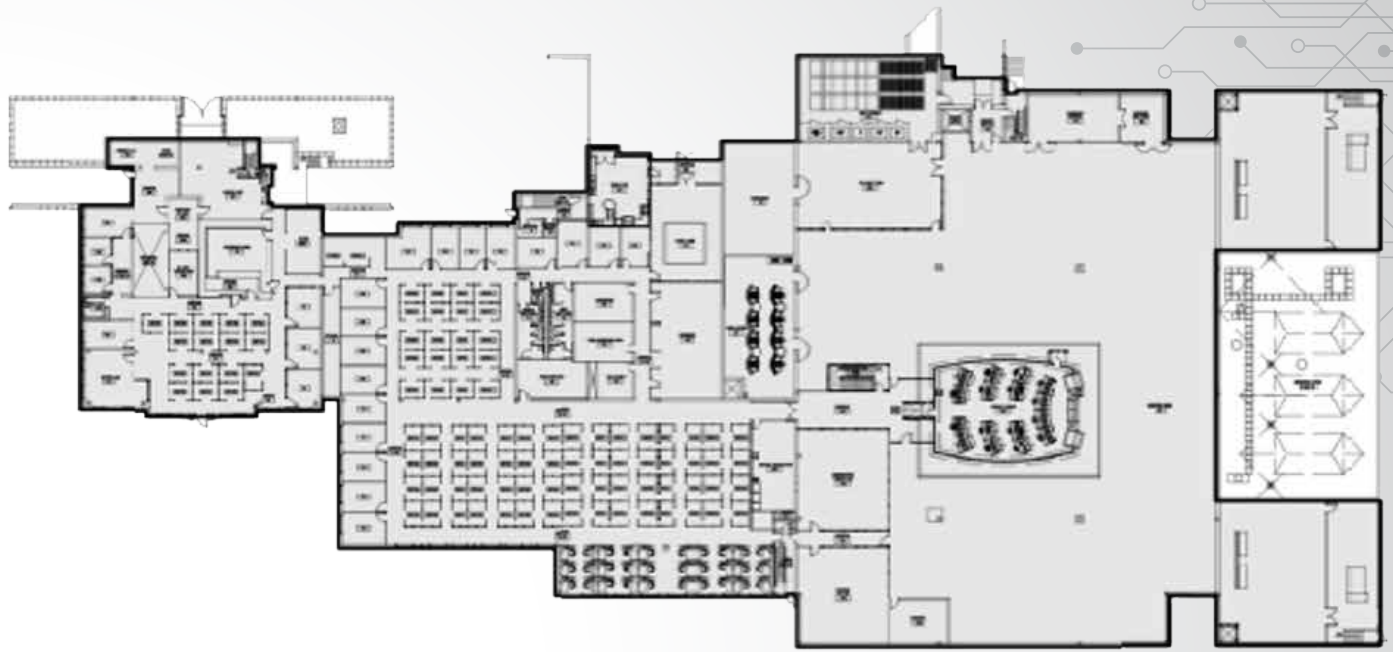


1st Floor 69,248 RSF



Basement 52,190 RSF





Location

Centrally located between New York City and Philadelphia, along the Boston to Washington D.C. Northeast Corridor of AMTRAK rail, the campus is well situated less than 5 miles the East Coast's main Interstate Highway, Interstate 95.



Located off Route 31 with direct access to Routes 1, 27, 33, 130 and 206, Interstates 95, 195, 295 and the NJ Turnpike.



±12 miles from three NJ Transit / AMTRAK train stations along the Northeast Corridor with service to and from New York Penn Station in Midtown Manhattan, Philadelphia, Boston to Washington D.C.



±50 miles from two International airports – Newark Liberty and Philadelphia.
Less than 10 miles from Trenton-Mercer airport.

Access to Talent



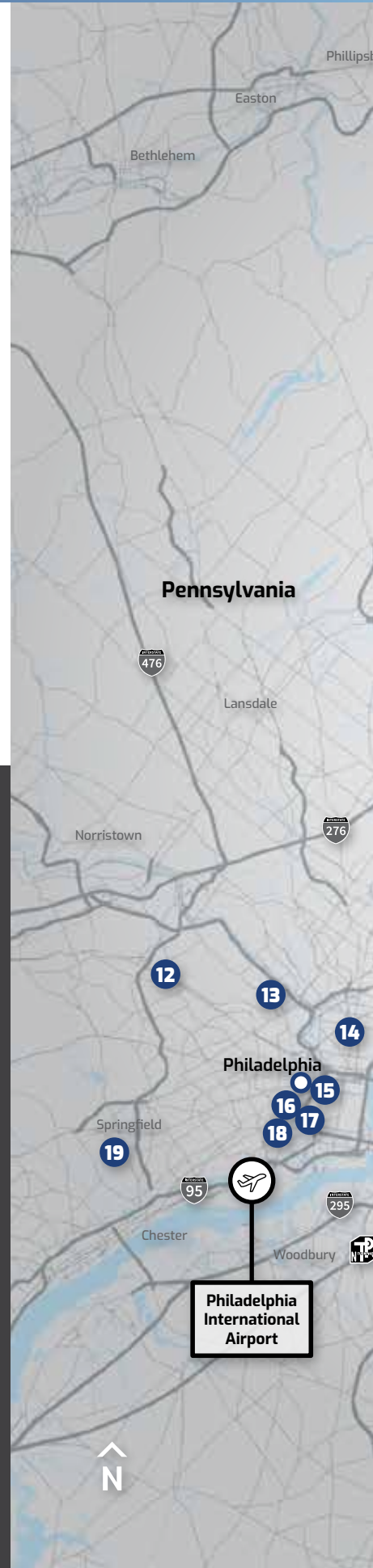
New Jersey has one of the most highly educated, highly skilled workforce in the U.S. – including the highest concentration of scientists and engineers in the world.

Select bio and pharma companies operating in New Jersey include: Allergan, former Bristol-Meyers Squibb, Genmab, GSK, Johnson & Johnson, Merck, Novartis, Novo Nordisk, Roche and Pfizer.



Situated less than 10 miles of the campus are Princeton University, Rider University, The College of New Jersey, Thomas Edison State College and Mercer County Community College.

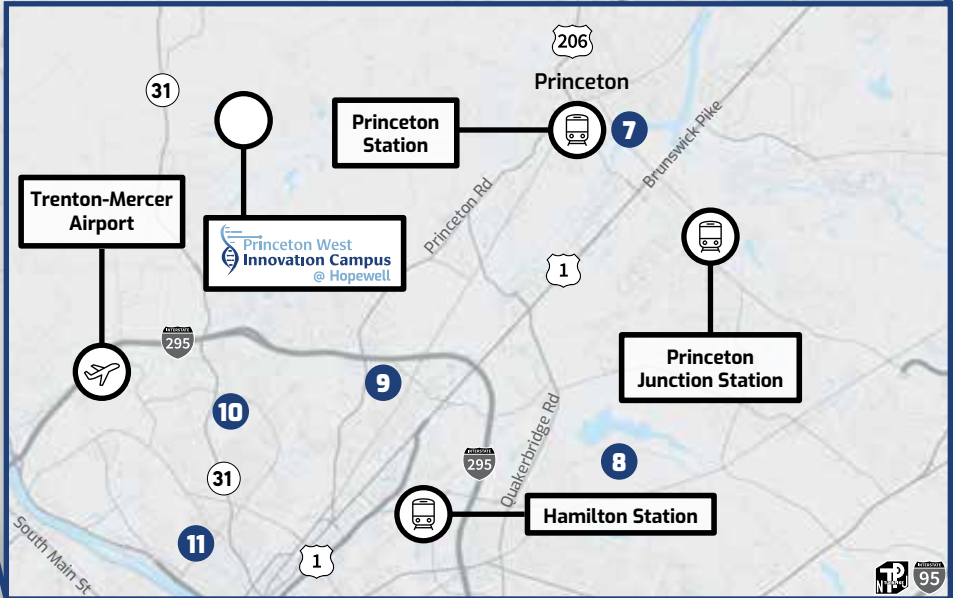
Located approximately 50 miles from the campus are the following universities: Rutgers, Seton Hall, Kean, Villanova, Temple, Drexel, Thomas Jefferson, Jefferson College of Pharmacy, Philadelphia College of Osteopathic Medicine, University of Pennsylvania, University of the Sciences in Philadelphia and the New Jersey Institute of Technology, Stephens Institute of Technology and the Pennsylvania Institute of Technology.



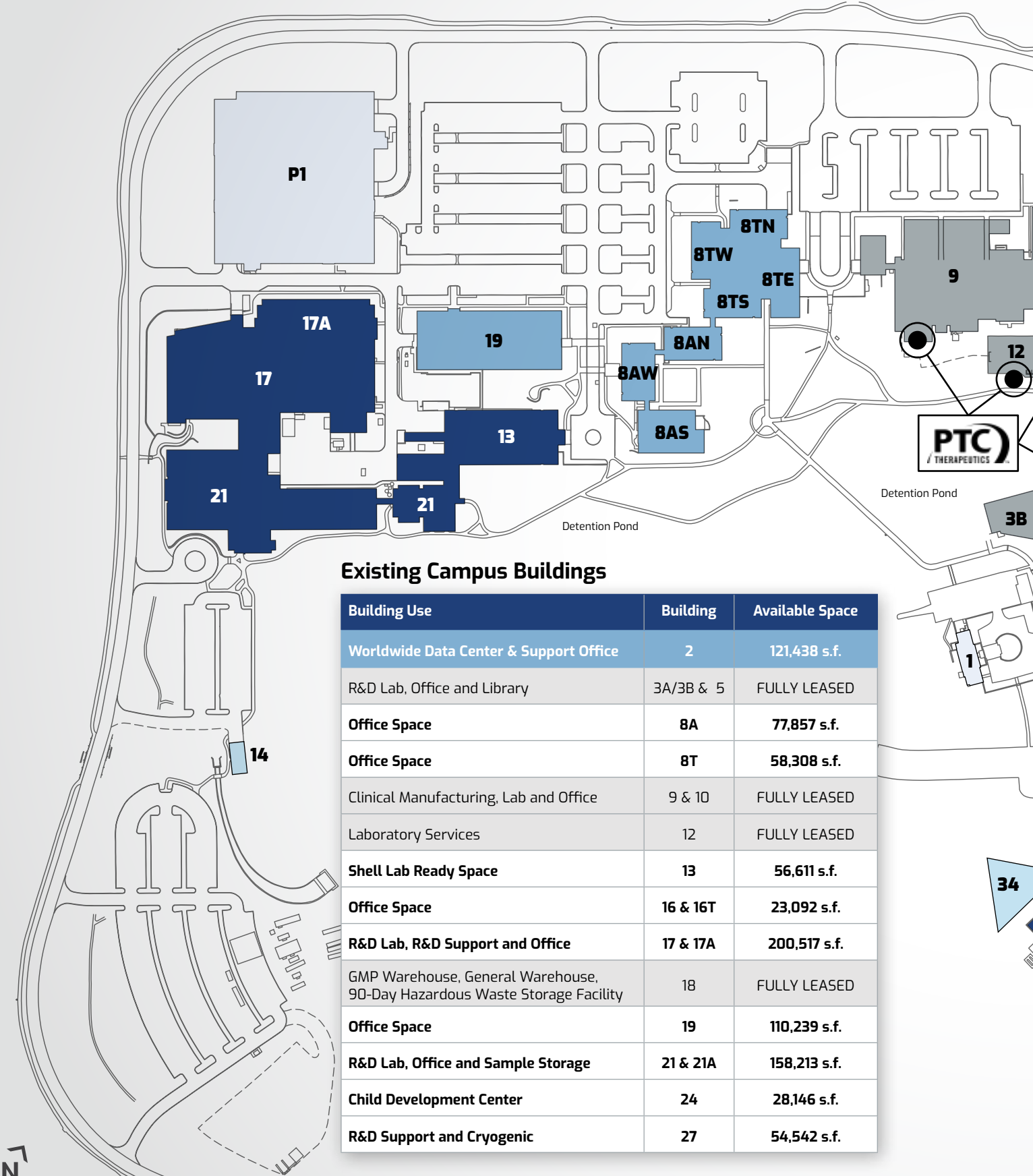
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**Newark Liberty
International Airport**

-  **Select Area Colleges & Universities**
- 1** Seton Hall University
 - 2** Rutgers, Newark
 - 3** NJ Institute of Technology
 - 4** Stephens Institute of Technology
 - 5** Kean University
 - 6** Rutgers, New Brunswick
 - 7** Princeton University
 - 8** Mercer County College
 - 9** Rider University
 - 10** The College of New Jersey
 - 11** Thomas Edison State College
 - 12** Villanova University
 - 13** Philadelphia College of Osteopathic Med.
 - 14** Temple University
 - 15** Thomas Jefferson University
 - 16** Drexel University
 - 17** University of Pennsylvania
 - 18** University of Sciences Philadelphia
 - 19** PA Institute of Technology
 - 20** Rutgers, Camden










Available Space - Existing Buildings

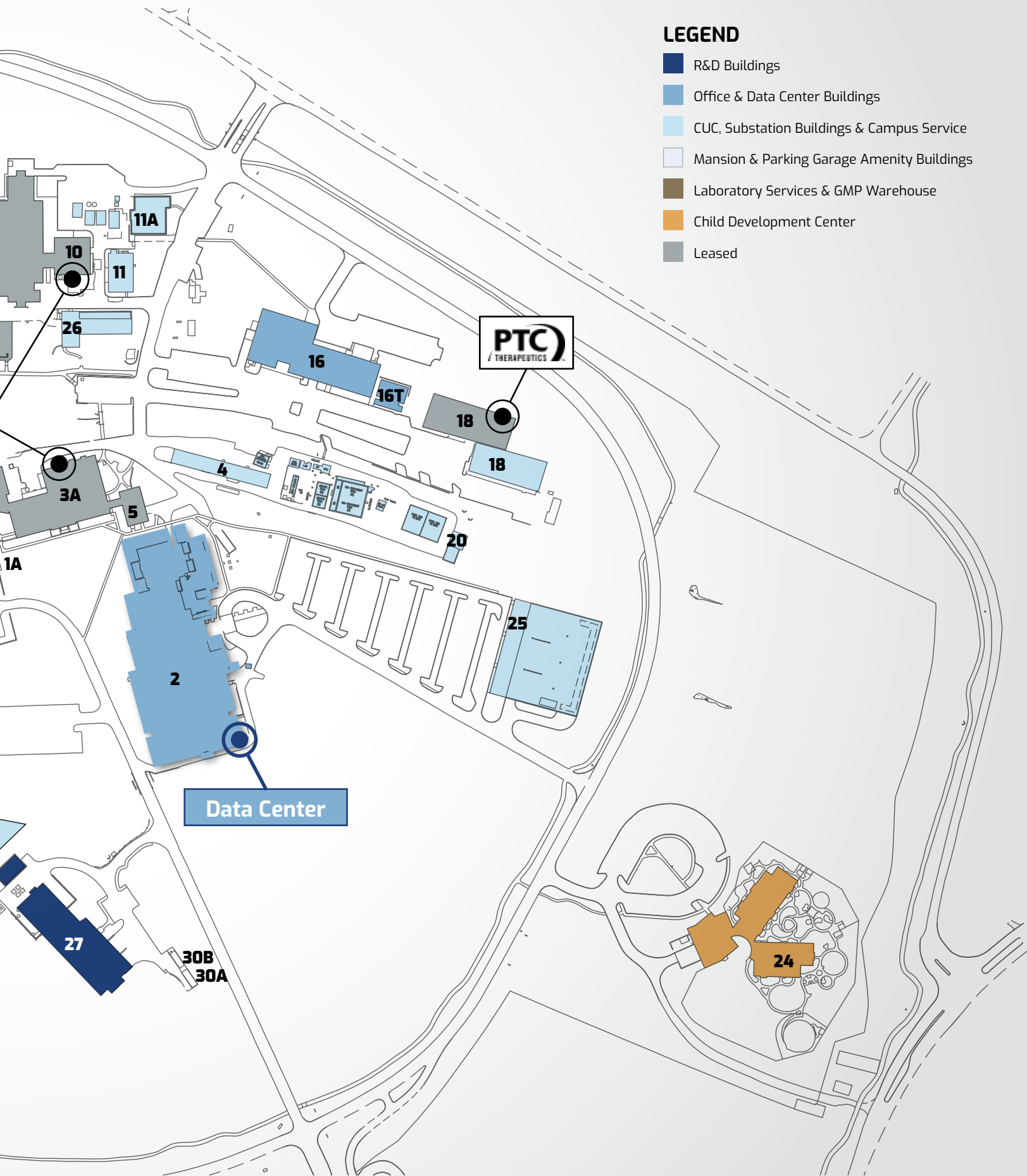


Existing Campus Buildings

Building Use	Building	Available Space
Worldwide Data Center & Support Office	2	121,438 s.f.
R&D Lab, Office and Library	3A/3B & 5	FULLY LEASED
Office Space	8A	77,857 s.f.
Office Space	8T	58,308 s.f.
Clinical Manufacturing, Lab and Office	9 & 10	FULLY LEASED
Laboratory Services	12	FULLY LEASED
Shell Lab Ready Space	13	56,611 s.f.
Office Space	16 & 16T	23,092 s.f.
R&D Lab, R&D Support and Office	17 & 17A	200,517 s.f.
GMP Warehouse, General Warehouse, 90-Day Hazardous Waste Storage Facility	18	FULLY LEASED
Office Space	19	110,239 s.f.
R&D Lab, Office and Sample Storage	21 & 21A	158,213 s.f.
Child Development Center	24	28,146 s.f.
R&D Support and Cryogenic	27	54,542 s.f.

LEGEND

-  R&D Buildings
-  Office & Data Center Buildings
-  CUC, Substation Buildings & Campus Service
-  Mansion & Parking Garage Amenity Buildings
-  Laboratory Services & GMP Warehouse
-  Child Development Center
-  Leased



Campus Amenities



Child Development Center



Mansion



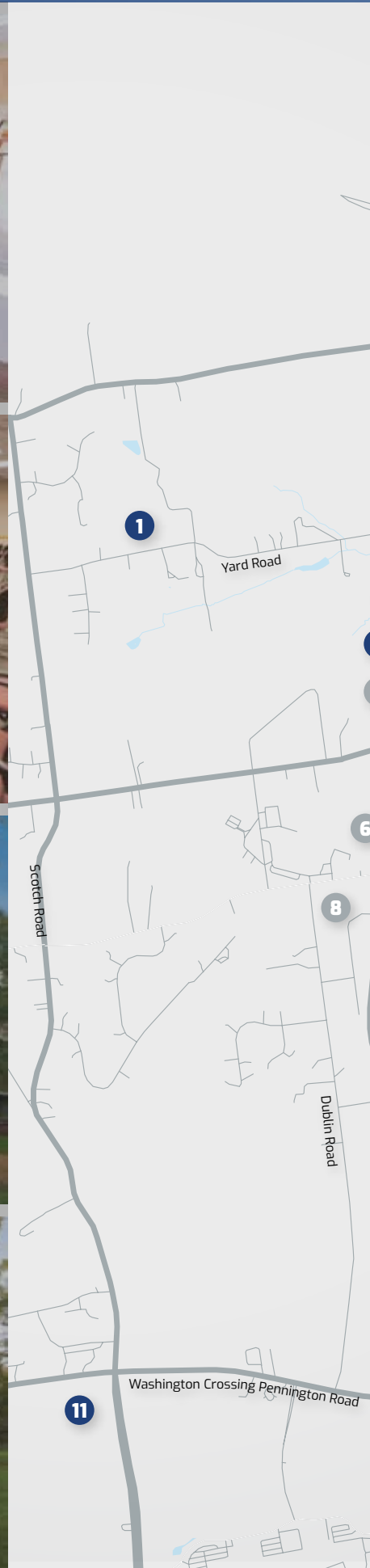
Conference Room in Building 8A

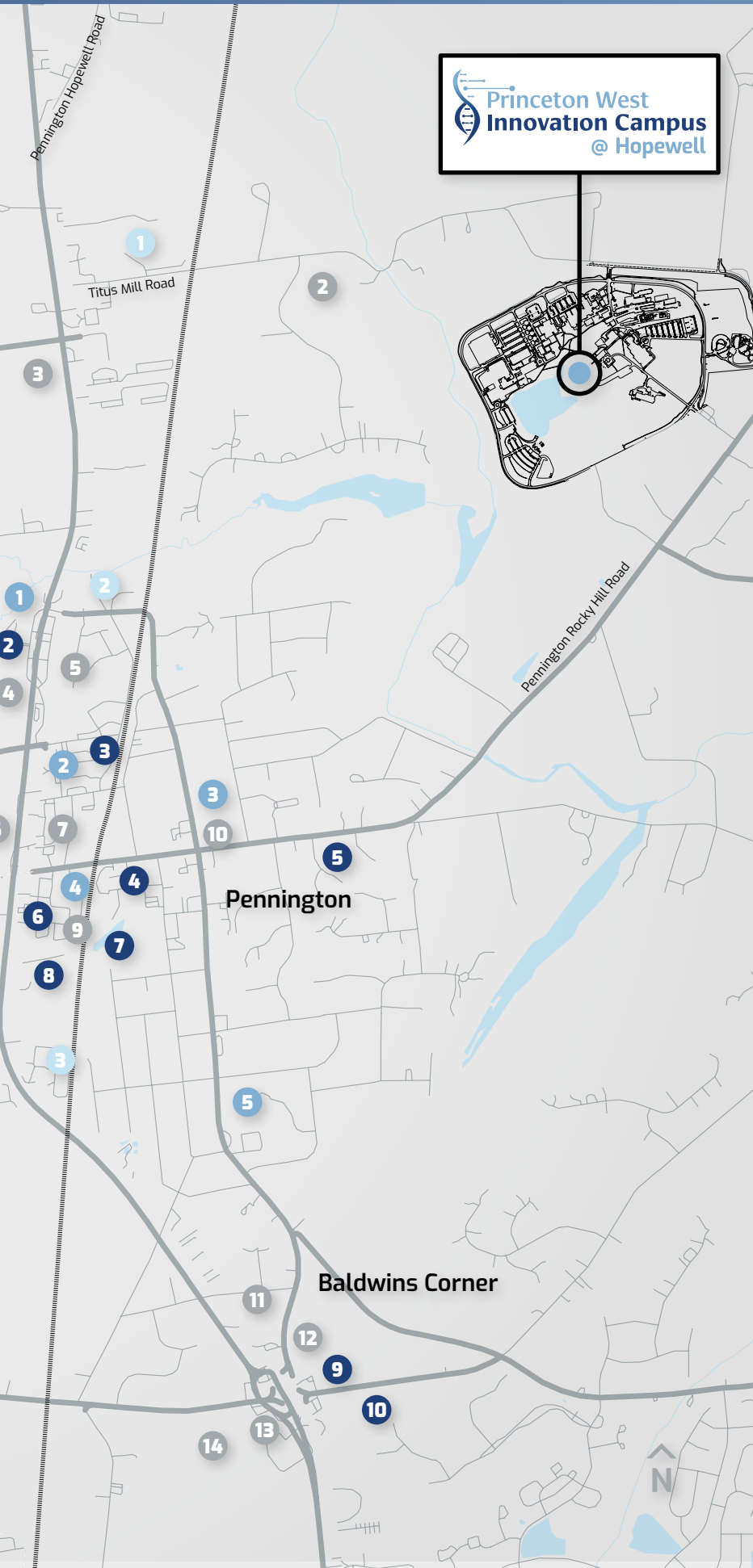


1,600 Space Parking Garage



Miles of Walking Paths





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Restaurants

- 1 Hopewell Valley Vineyards
- 2 Osteria Procaccini
- 3 Villa Francesco
- 4 Pennington Pizza & Grill
- 5 Sumo Sushi
- 6 Pru Thai
- 7 Burger King
- 8 Rita's Pennington
- 9 Wildflowers Restaurant
- 10 Blimpe
- 11 Subway

Coffee Shops

- 1 Dunkin Donuts
- 2 Deli on a Bagel Café
- 3 Emily's Cafe & Catering
- 4 Pennington Bagel
- 5 Sourland Coffee

Fitness / Lifestyle

- 1 Hopewell Tennis and Swim Center
- 2 Integrated Fitness
- 3 Pennington CrossFit

Convenience / Banks

- 1 Quick Check
- 2 Blue Moon Acres Market
- 3 Investors Bank
- 4 M&T Bank
- 5 Road Runners Cleaners
- 6 Wells Fargo Bank
- 7 TD Bank
- 8 RiteAid Pharmacy
- 9 PNC Bank
- 10 Sun National Bank
- 11 Santander Bank ATM
- 12 Circle Cleaners
- 13 Wells Fargo Bank
- 14 Shop Rite

Hotels *Not marked on map*

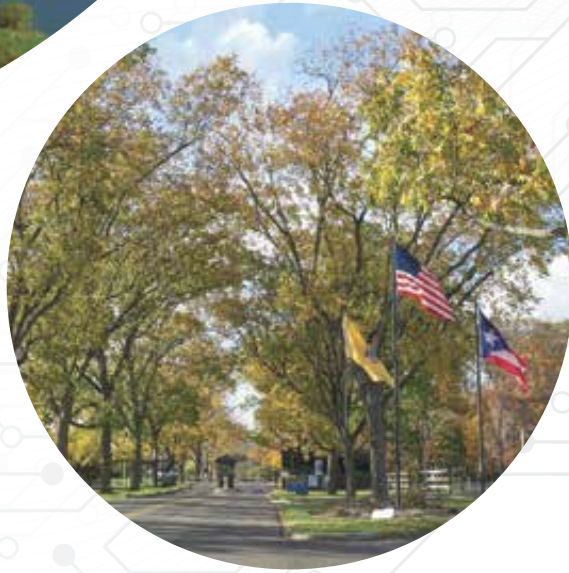
- 1 Chauncey Hotel & Conference Center - 4.1 miles
- 2 Inn at Glencairn B&B - 5.9 miles
- 3 Springhill Suites by Marriott - 6.1 miles
- 4 Element Ewing Princeton - 6.6 miles
- 5 Courtyard Marriott Ewing Princeton - 6.6 miles
- 6 The Peacock Inn - 7.0 miles
- 7 Nassau Inn - 7.3 miles
- 8 Quality Inn near Princeton - 8.6 miles
- 9 Extended Stay Americas Princeton - 8.9 miles



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lincolnequities.com



princetonwest.com



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