

Princeton West

R&D Campus

311 Pennington Rocky Hill Road
Hopewell, New Jersey

Available

+35 acres for Build-to-Suit and +915,000 s.f. Existing

Secure, multi-purpose R&D and biologic/pharmaceutical manufacturing campus with build-to suit opportunities.

Situated on 433 picturesque acres in the Princeton market, the life sciences campus consists of + 35 acres development site and existing R&D labs, R&D support and office space, child development facility and a data center.



princetonwest.com

Campus Overview

Total number of buildings	33
Total acreage	433 acres
Total developed space	+/-1,109,480 s.f.
Office & Amenities	+/-375,000 s.f.
Laboratory	+/-370,000 s.f.
R&D support	+/-75,000 s.f.
Computer/Data center	+/-121,438 s.f.
Clinical manufacturing/lab/office	+/-103,000 s.f.
Building storage	+/-23,000 s.f.
Conference facility/Mansion	+/-9,221 s.f.
Child development center	+/-28,146 s.f.

Campus attributes:

- **Total approved, developable space – 2.8M s.f.**
- **Zoning allows R&D, office and production and assembly uses related to the fields of medicine, pharmacology and biologics**
- Bristol-Myers Squibb pharmaceutical campus with over \$600M invested capital improvements
- Biological Product Development & Clinical Manufacturing (GMP and non GMP)
- Cryogenic biorepository and freezer storage facility
- 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), 15KV, and 5 KV distribution
- Two (2) solar arrays – one (1) 660kW and one (1) 60kW
- 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



 Conference & Fitness Centers

 Cafeteria

Office Buildings

Clinical Manufacturing/Lab

CUC

R&D Lab / Office

Delivery Entrance

Site Services & Office

 Mansion / Conference Center

GMP Warehouse/Storage

Pond Expansion

\pm 35-acre Development Site
For Sale or Build-to-Suit

Substation

Central Utility Complex (CUC) / Water Treatment

Data Center

Child Development Center

R&D Support: Cryogenic / Freezer Storage

Utilities: Stubbed-out for Development Site

190-acre Working Farm

Main Entrance

PENNINGTON ROCKY HILL ROAD

TITUS MILL ROAD

Prominent Princeton 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



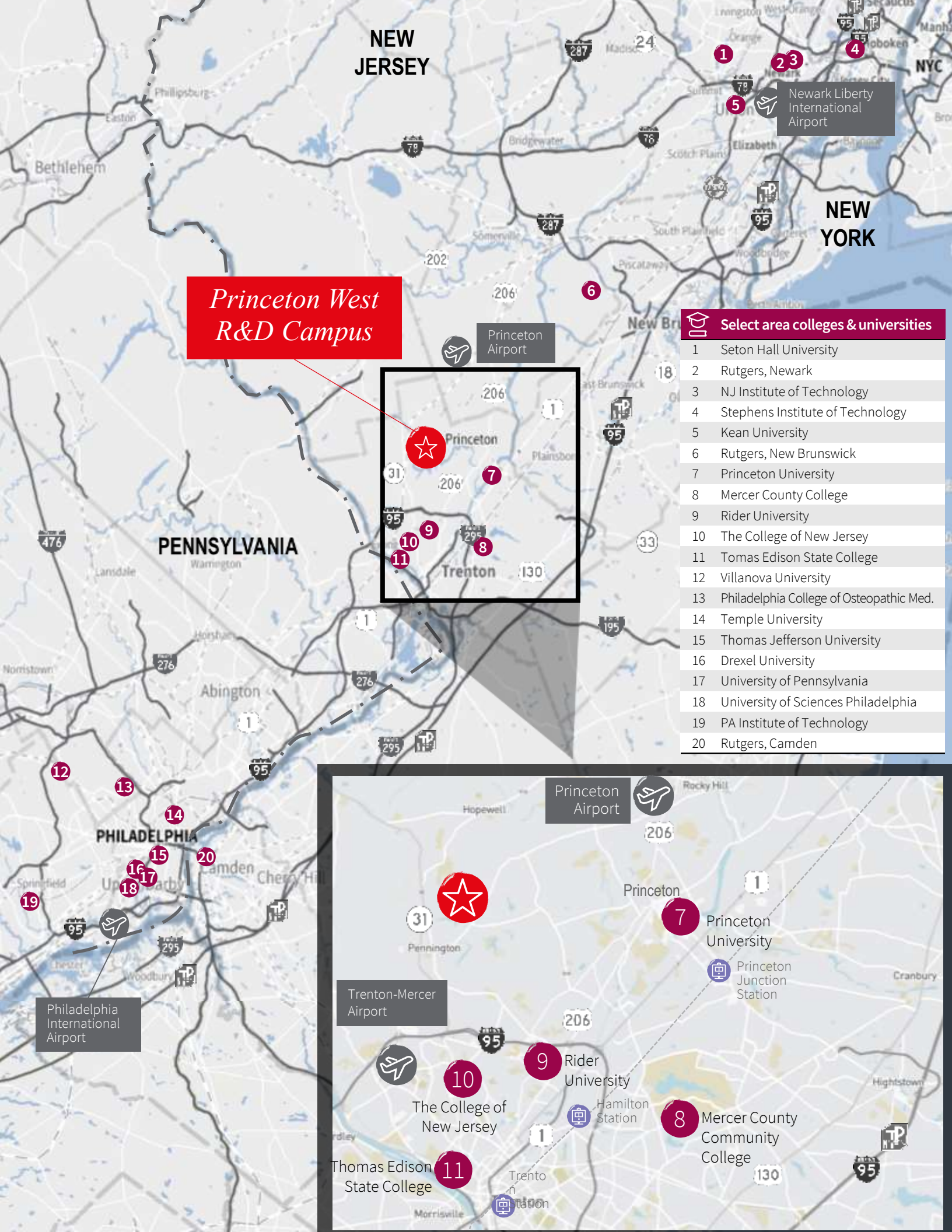
New Jersey has one of the most highly educated, highly skilled workforce in the U.S. – including the highest concentration of scientists and engineers in the world.

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



Situated less than 10 miles of the campus are Princeton University, Rider University, The State 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.



NEW JERSEY

NEW YORK

PENNSYLVANIA

PHILADELPHIA

*Princeton West
R&D Campus*

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 Tomas 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

Philadelphia International Airport

Princeton Airport

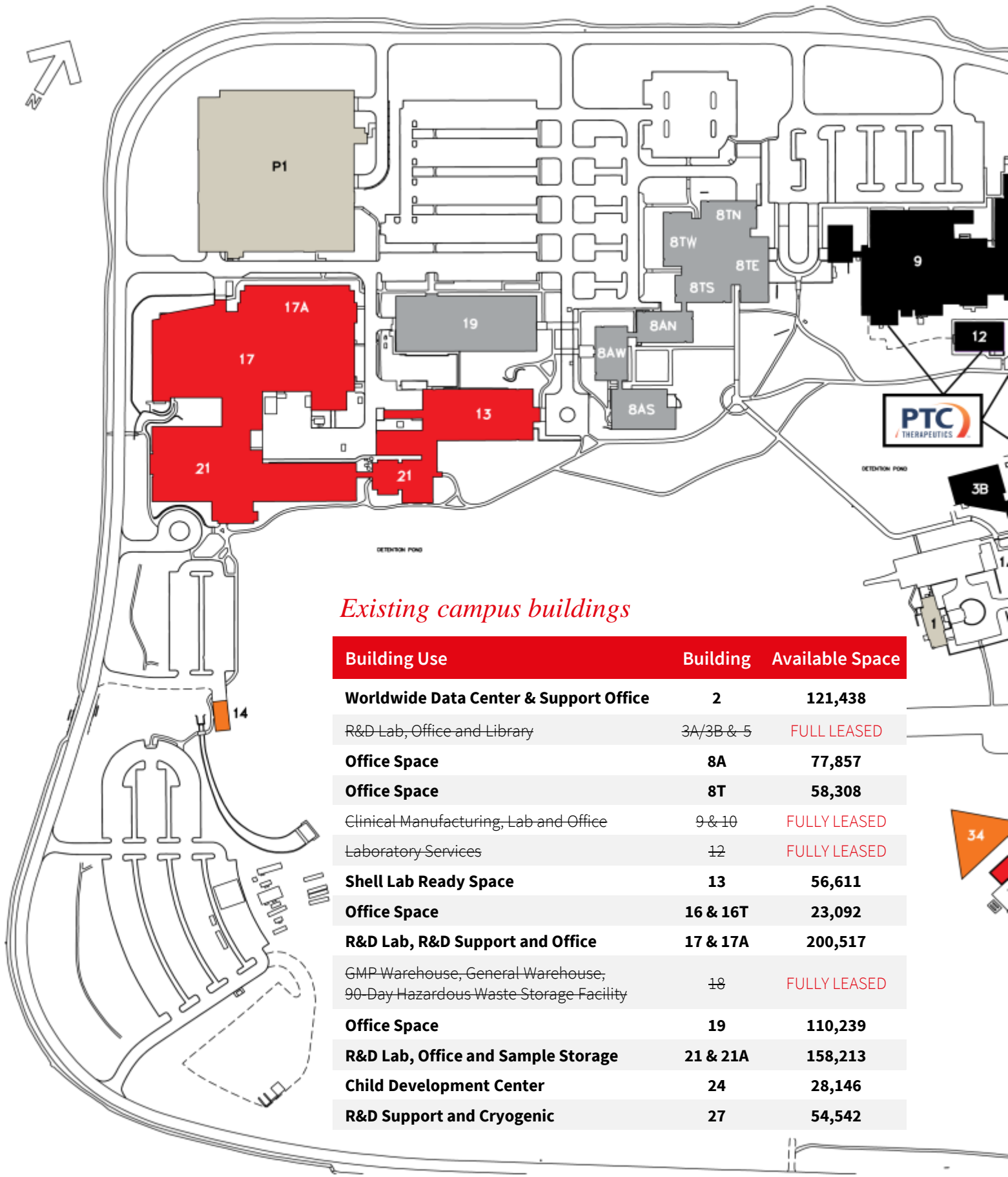
Newark Liberty International Airport

Trenton-Mercer Airport

Princeton Airport

Available space

Existing Buildings

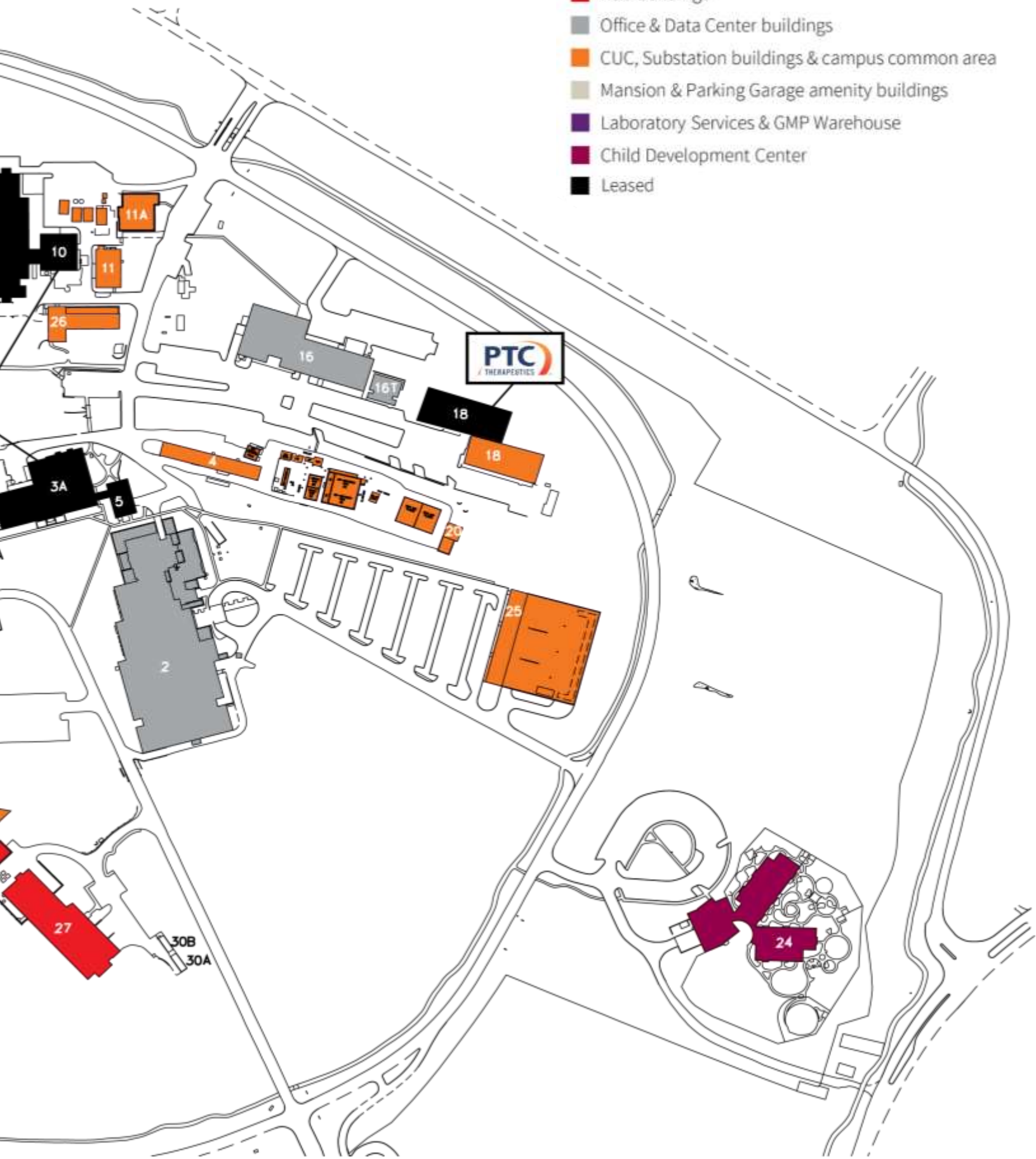


Existing campus buildings

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

KEY:

-  R&D buildings
-  Office & Data Center buildings
-  CUC, Substation buildings & campus common area
-  Mansion & Parking Garage amenity buildings
-  Laboratory Services & GMP Warehouse
-  Child Development Center
-  Leased



445,000 s.f. available R&D lab and support space



State-of-the-art Biological
Product Development and
Clinical Manufacturing facility
(GMP and non GMP)



R&D lab/ R&D support buildings and cryogenic facility on campus

Campus Amenities



Campus amenities

28,164 s.f. child development center • ±16,000 s.f. cafeteria with full kitchen • Conference center at the Mansion • Auditorium • Fitness center with locker rooms • 1,600 space parking garage • Walking paths/nature trails

Local Area Amenities



*Princeton West
R&D Campus*

Chauncey Hotel & Conference Center
4.1 miles



Convenience/Banks

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



Restaurants/ Fast food

- 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 Café & Catering
- 4 Pennington Bagel
- 5 Sourland Coffee



Fitness/Lifestyle

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



Hotels

Not marked on the map

- 1 Chauncey Hotel & Conference Center
4.1 miles
- 2 Inn at Glencairn B&B
5.9 miles
- 3 Springhill Suites by Marriott
Ewing Princeton South
6.1 miles
- 4 Element Ewing Princeton
6.66 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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