



148 PRINCETON-HIGHTSTOWN ROAD

EAST WINDSOR, NEW JERSEY 08520

FOR LEASE | ±406,669 SQ FT & ±167,500 SQ FT | State-of-the-Art Master-Planned Business Park

An architectural rendering of a modern, multi-story office building with a large glass facade and a prominent metal canopy structure. The building is surrounded by landscaped grounds with trees, a paved walkway, and a parking lot. In the foreground, a person is walking and a person is riding a bicycle.

INNOVATION PARK at Exit 8

CBRE

OWNED BY



CONSTRUCTED BY

Trammell Crow Company

INNOVATIONPARKNJ.COM

Building A

SIZE	406,669 SQ FT
CEILING HEIGHT	40' Clear
DOCK DOORS	40
COLUMN SPACING	50' x 56' (60' x 56' in Speed Bay)
DRIVE-IN DOORS	2 (14' x 16')
CAR PARKING	± 317 Spaces
TRAILER STORAGE	± 67 Spaces
SLAB	8"
SPRINKLERS	ESFR
POWER	277 / 480 Volt, 3 Phase, 4 Wire Service with 3,000 Amp Service

Building B

SIZE	167,500 SQ FT
CEILING HEIGHT	36' Clear
DOCK DOORS	25
COLUMN SPACING	50' x 54' (60' x 54' in Speed Bay)
DRIVE-IN DOORS	2 (14' x 16')
CAR PARKING	± 161 Spaces
TRAILER STORAGE	N/A
SLAB	7"
SPRINKLERS	ESFR
POWER	277 / 480 Volt, 3 Phase, 4 Wire Service with 1,200 Amp Service



Ideal for advanced manufacturing, assembly, distribution,
technology and pharmaceutical users



NOW
SHELL COMPLETION

JUNE
2022

BENEFICIAL OCCUPANCY

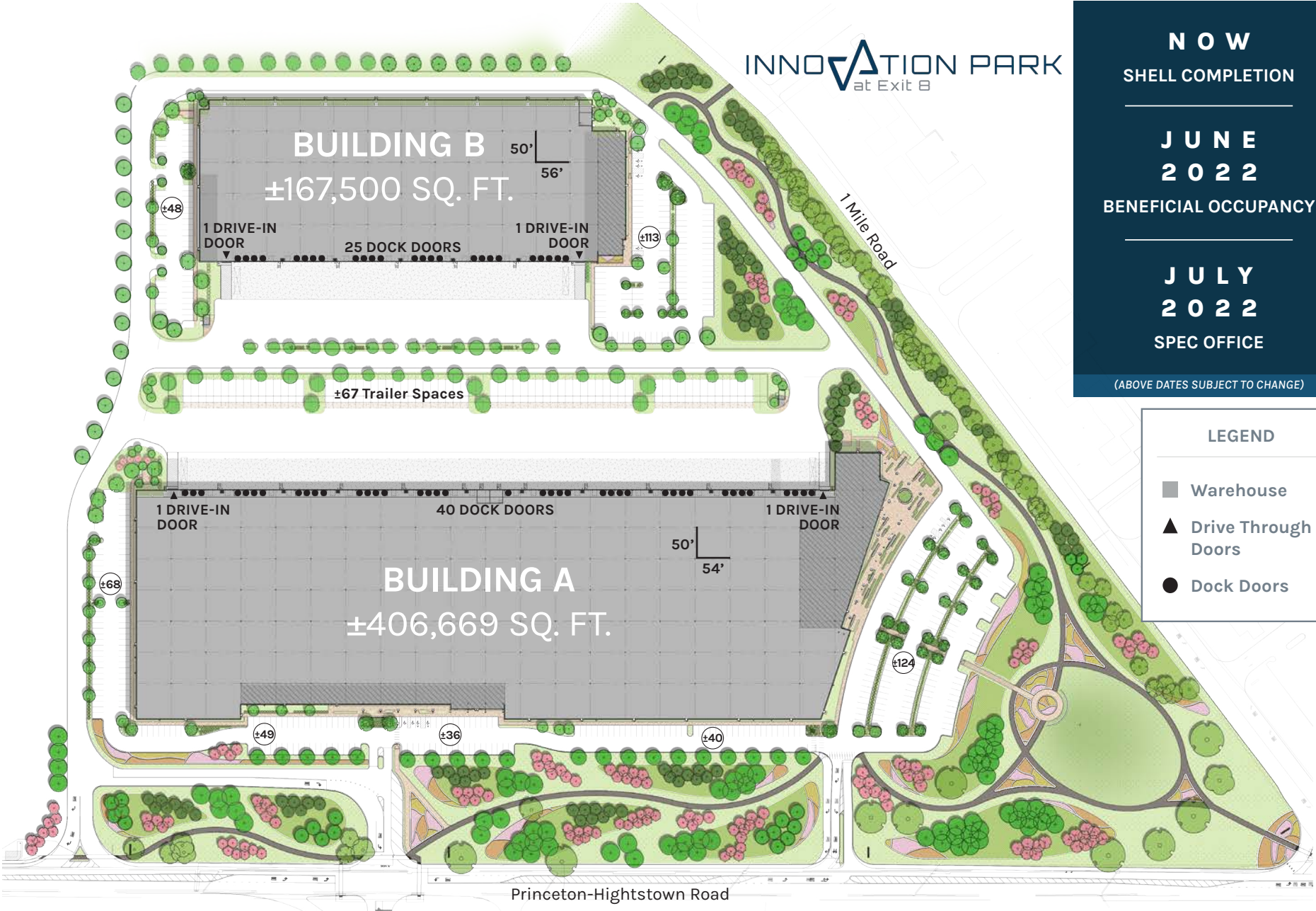
JULY
2022

SPEC OFFICE

(ABOVE DATES SUBJECT TO CHANGE)

LEGEND

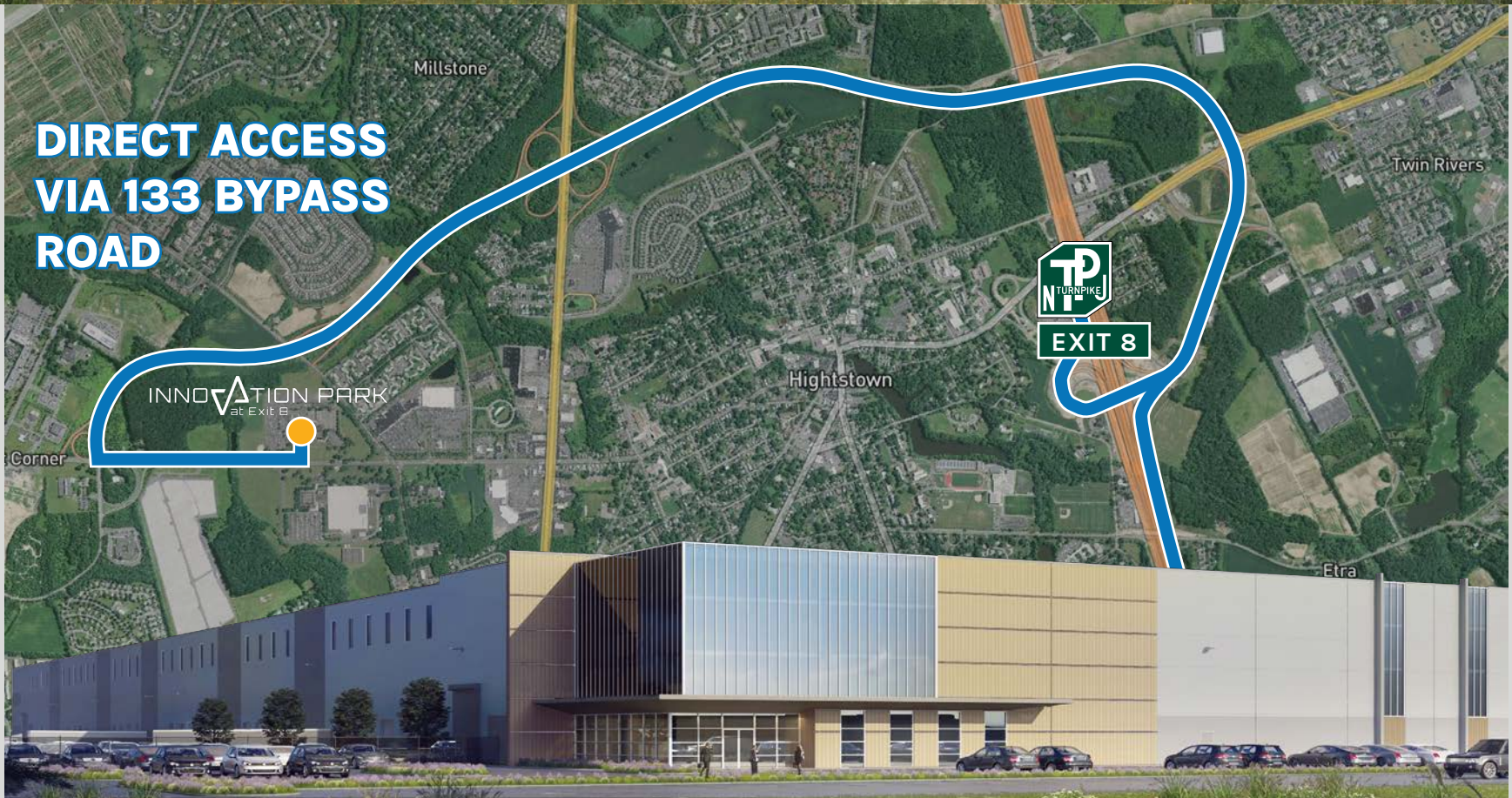
- Warehouse
- ▲ Drive Through Doors
- Dock Doors



INNOVATION PARK at Exit 8

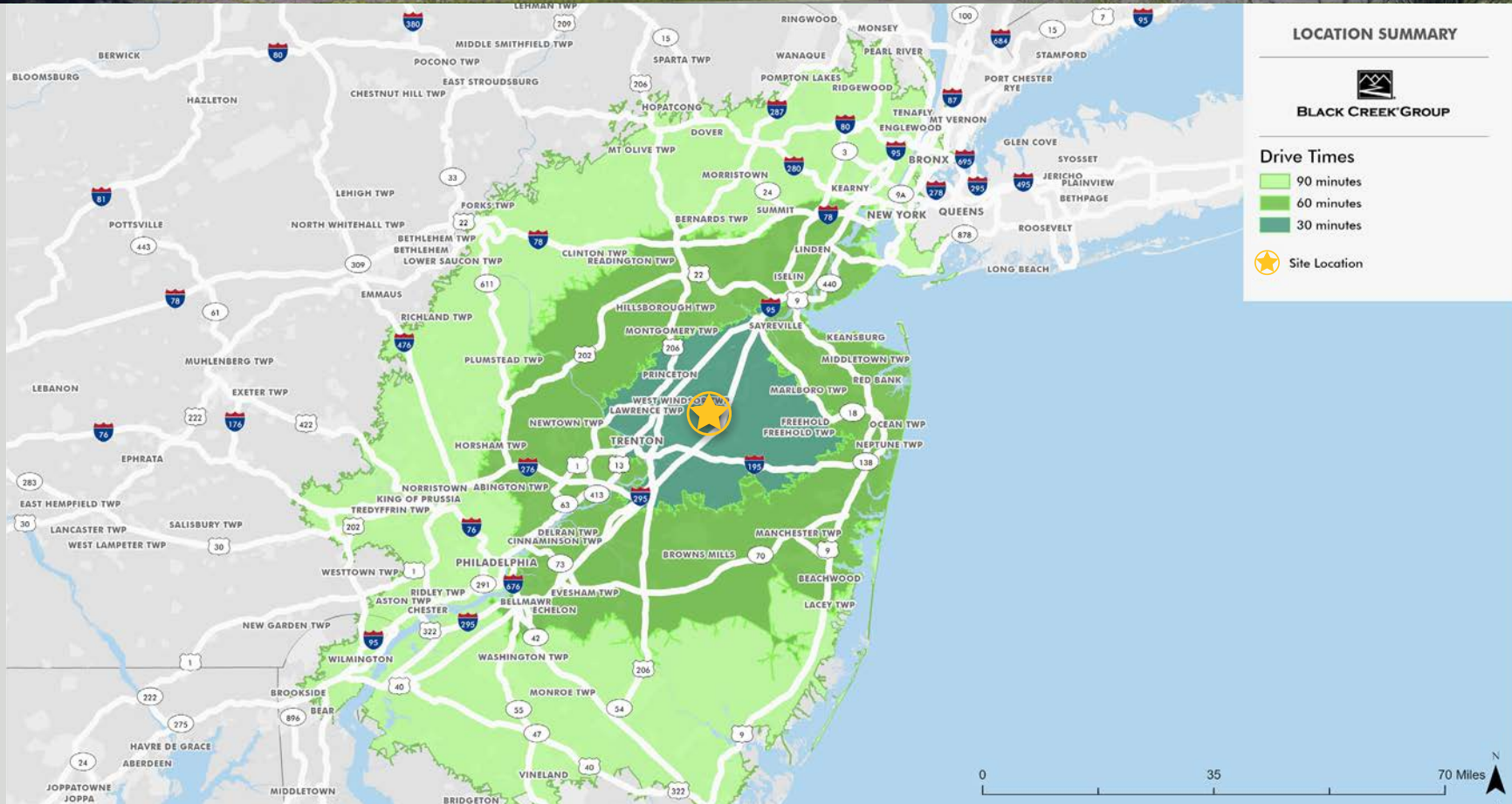


**DIRECT ACCESS
VIA 133 BYPASS
ROAD**



INNOVATION PARK

at Exit 8

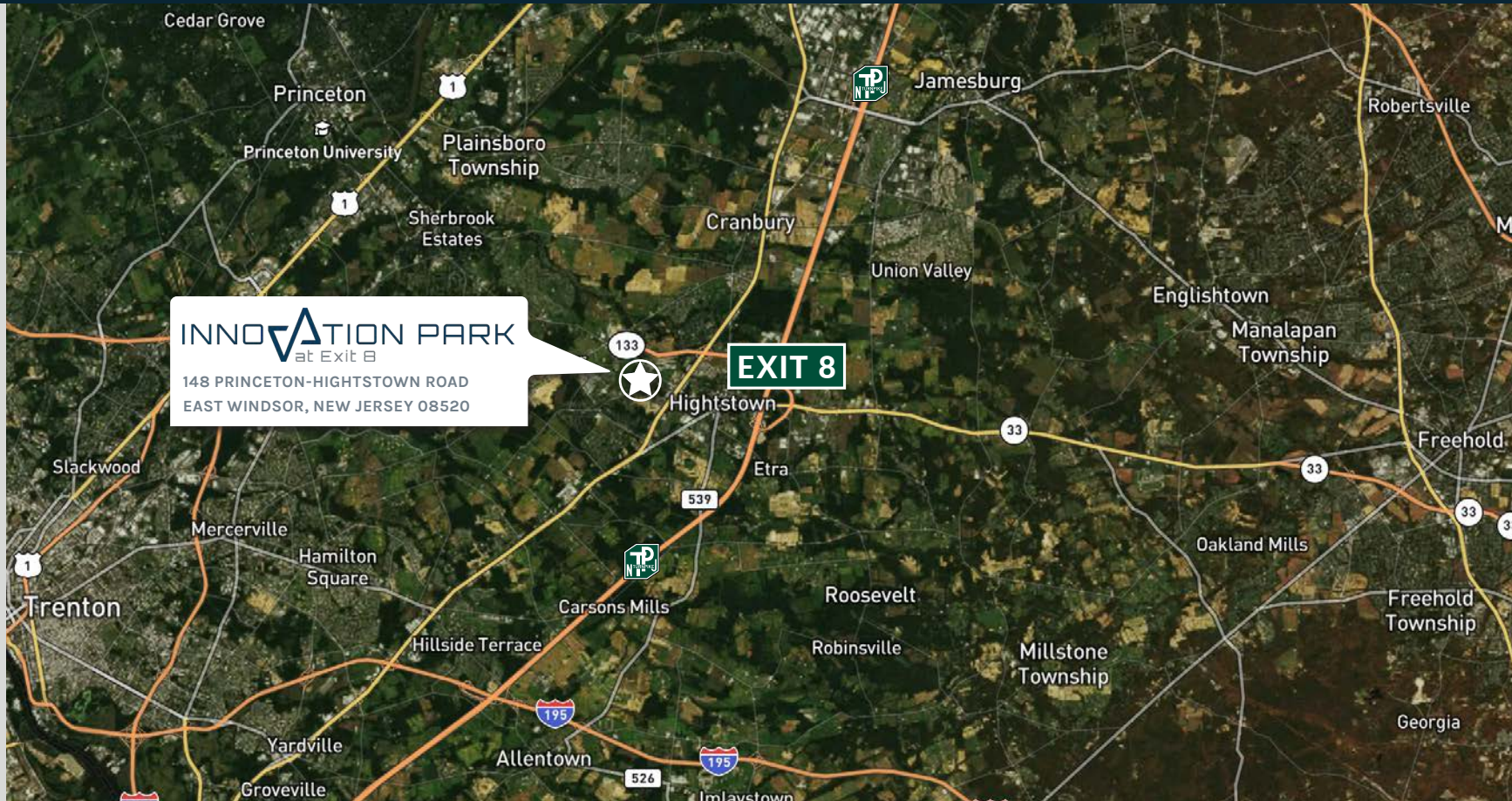


Population DEMOGRAPHICS

- 5 miles 87,506
- 15 miles 898,870
- 30 miles 4,066,769

Drive TIMES

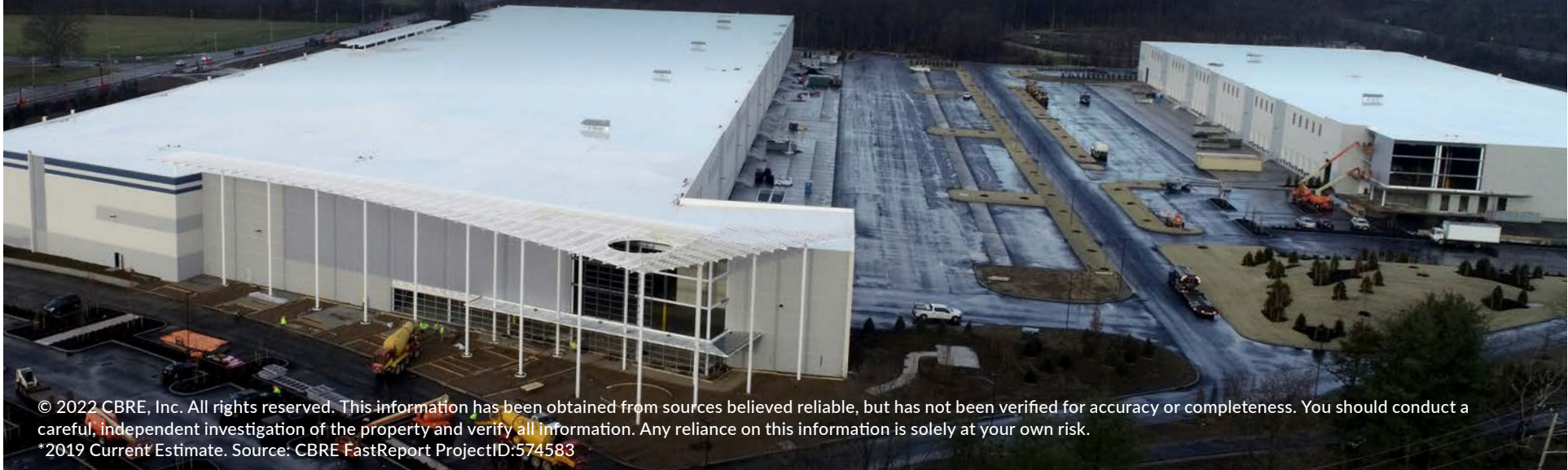
- Outerbridge Crossing 33.1 mi 39 min
- Newark Airport 40.6 mi 42 min
- Port Newark & Port Elizabeth 33.1 mi 39 min
- Philadelphia 53.1 mi 1h 9 min
- Manhattan 52.7 mi 1h 13 min



ABOUT ARES MANAGEMENT CORPORATION

Ares Management Corporation (NYSE: ARES) is a leading global alternative investment manager providing clients complementary primary and secondary investment solutions across the credit, private equity, real estate and infrastructure asset classes. We seek to provide flexible capital to support businesses and create value for our stakeholders and within our communities. By collaborating across our investment groups, we aim to generate consistent and attractive investment returns throughout market cycles. For more information, please visit www.aresmgmt.com.

INNOVATION PARK at Exit 8



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*2019 Current Estimate. Source: CBRE FastReport ProjectID:574583



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