INCREDIBLE LAB OPPORTUNITY
8 CEDAR BROOK DRIVE

CRANBURY, NJ 08512

Newmark Knight Frank

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Cranbury, NJ 08512

BEST, BROADEST LAB ZONING IN NJ

Permitted uses include:

- R & D
- Production
- Chemical
- Biological
- Incubator & Post Incubator
- Pilot
- Wet Laboratories
- State-of-the-art clean rooms
- Biopharma
- Vivarium

ENVIRONMENT

- Premier community of laboratory neighbors (1.22 million square feet at 95% occupancy)
- Building sits on a lake with walking trail
- Beautifully manicured landscaping
- An exceptional and stimulating locale

BUILDING

- 97,000 SF on 3 floors with 15’ clear height deck to deck
- Efficient center core with magnificent window-line
- Dramatic atrium
- Located on a 10-acre lake

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

97,000 SF AVAILABLE

ON 1.2 MM SF CAMPUS

Northern NJ: 201 ROUTE 17 NORTH, RUTHERFORD, NJ 07070
Central NJ: 1 TOWER CENTER BLVD., STE. 2201, EAST BRUNSWICK, NJ 08816

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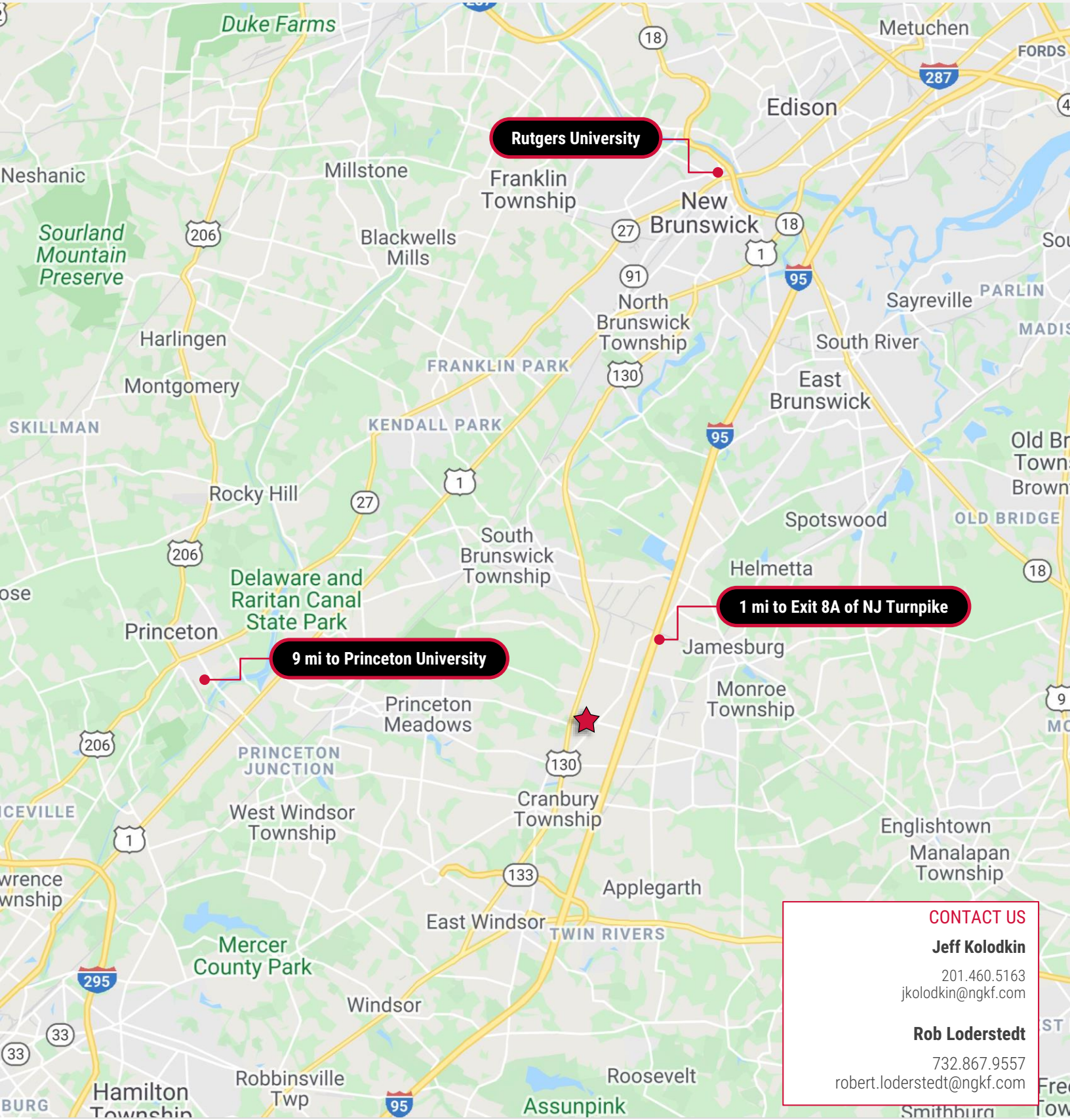
LOCATION



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