CUSHMAN & WAKEFIELD

54,247 SF AVAILABLE

EXISTING R&D LAB

59 IMCLONE DRIVE

BRANCHBURG, NJ

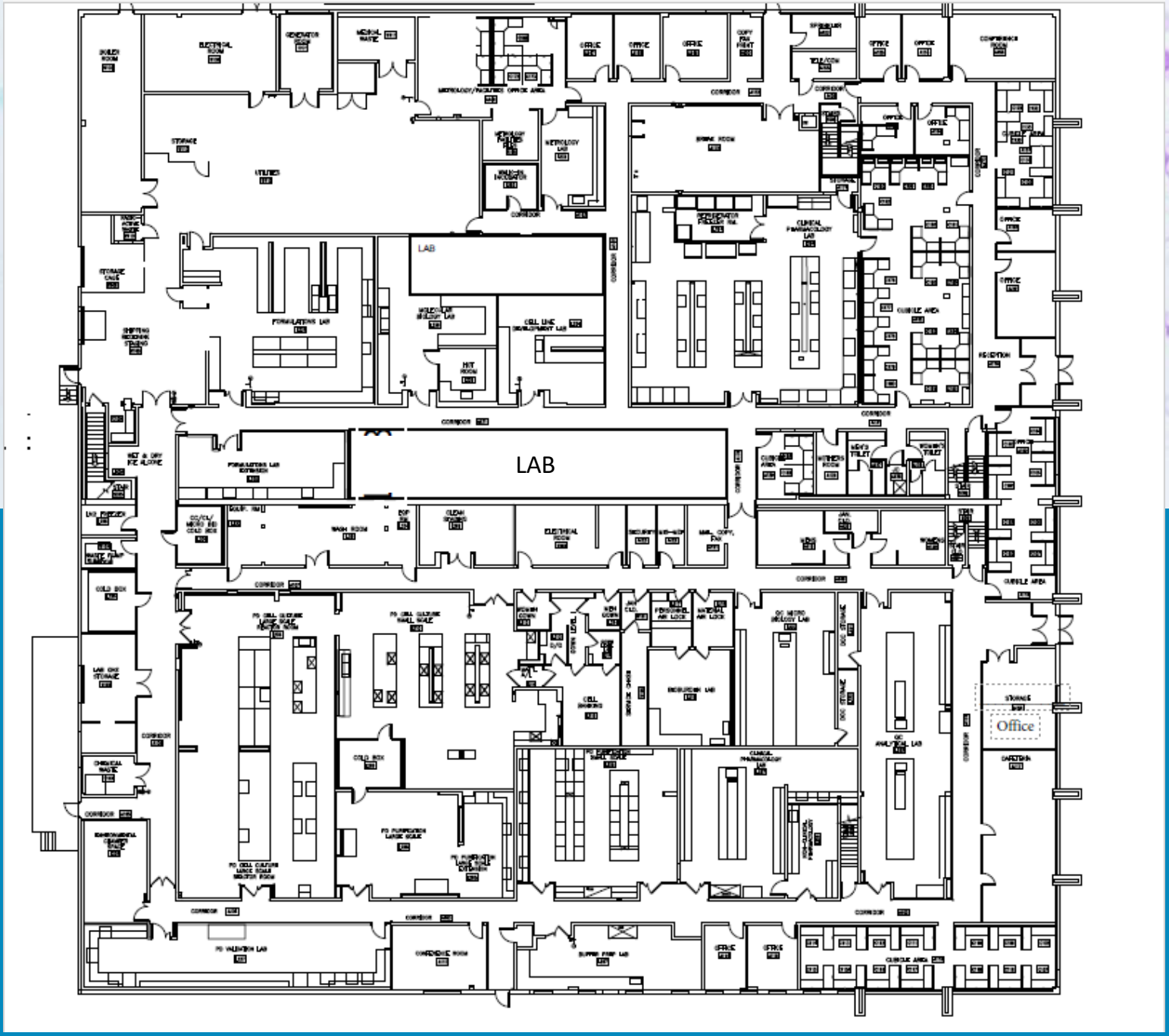
OVERVIEW

54,247 square feet of process development and formulations lab with support space. Fully furnished with case work, office furniture and all equipment for a virtually turn-key opportunity. Located in the center of Life-Science activity along the East Coast in Central, New Jersey.

PD Validation Lab

FLOOR PLAN

Labs present in the existing configuration of the space include Analytical lab, Buffer prep, validation, both large and small scale bio-reactor cell culture labs, pharmacology, molecular and micro biology labs, cell banking and bio burden labs. All of the foregoing is supported by house gasses, water purification, clean steam generation, compressed air, vacuum, and sophisticated HVAC including steam generation for humidity control.



EXISTING LAB

6’ Hoods

Existing Casework

Modular Casework

SUPPORT SPACES

The labs are supported by two existing Steris Stage 3 glass washers and two Steris autoclaves.

COMPRESSORS

CLEAN – STEAM GENERATORS

STERIS GLASS WASHERS

STERIS AUTOCLAVES

HVAC INFRASTRUCTURE

Regular office space is served by Lennox and Trane RTUs with direct expansion cooling and gas fired heating. The lab areas are serviced by York Solutions and Buffalo Air RTUs that have direct expansion coils with remote condensing units. For humidity control, electric humidifiers are present and are supplied by water softeners. Reheat in the labs are handled by two Cleaver Brooks hot water condensing boilers with three hot water pumps to circulate heating hot water through the loop. Exhaust is covered by several roof-top mounted centrifugal fans. Additionally, there are two air cooled chillers on the roof to provide process chilled water to the labs. 10 hoods throughout (4 – 4' hoods and 6 – 6' hoods).

Rooftop Mechanical Equipment

WATER SYSTEM AND PLUMBING

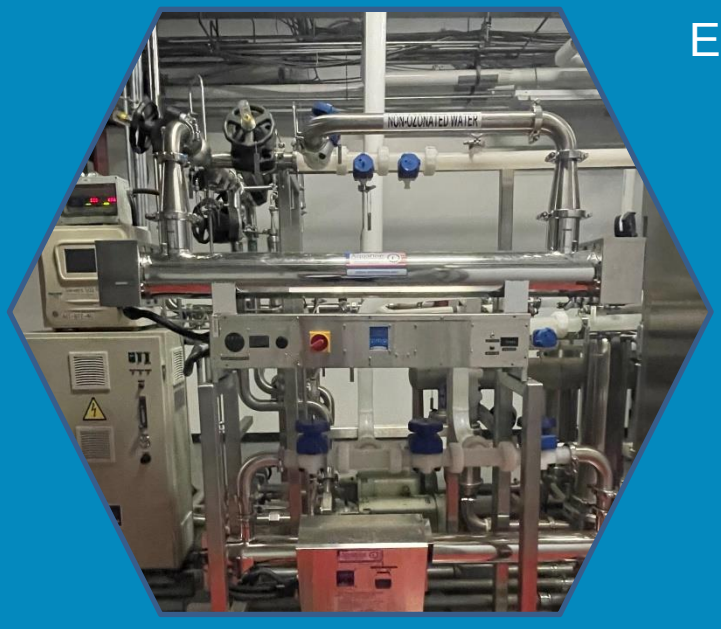
Prior to entering the building, the domestic water goes through two redundant bag filters.

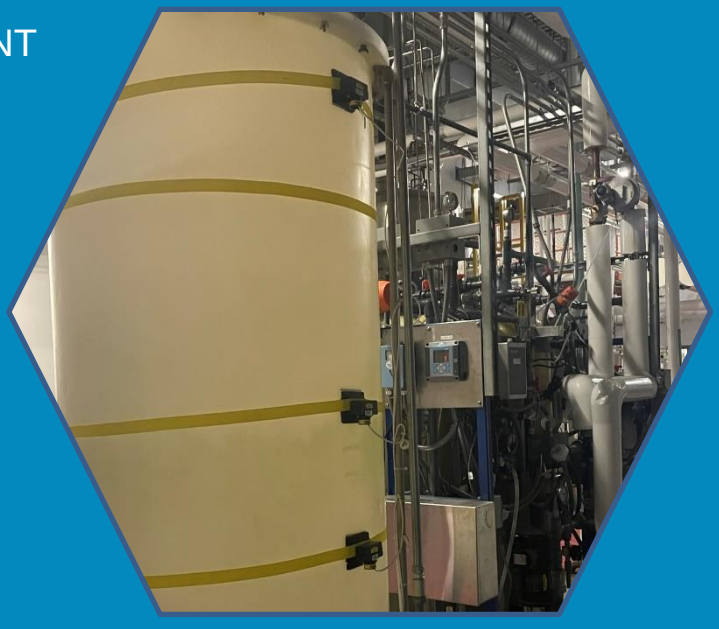
Lab water goes through significant water treatment before entering the lab space including water softening and filtration, then polishing via reverse osmosis and deionization, and finally into an ozonator. The water is constantly moving in and out of storage tanks to keep it continually filtering.

This water serves the labs in addition to two clean steam generators who's deionized water is distributed through plastic piping to the point of use in each lab.

Fire suppression for the building is full-wet throughout.

Water Purification Equipment





BUILDING UTILITIES

Primary electrical service is delivered to the building via two sets of switchgear, one service at 2500 Amps of 480 Volt 3 Phase power and the other at 1200 Amps of 480 Volt 3 Phase power.

A central 500 kW Diesel emergency generator with a remote cooling, a rooftop load bank, UPS and ATS is located within the building near the loading docks.

500 kW Generator

Life Science Neighbors

- Zeus Industrial Products
- Lilly
- LifeCell Corporation
- Century Therapeutics
- Roche Molecular Systems
- Janssen Pharmaceuticals
- Ortho Clinical Diagnostics
- Thermo Fisher

Shawn Straka
Executive Director
+ 1 973 292 4603
shawn.straka@cushwake.com

Charles Parmelli
Executive Managing Director
+ 1 732-754-8488
charles.parmelli@cushwake.com

Todd Elfand
Executive Managing Director
+ 1 732 452 6187
todd.elfand@cushwake.com