

# 109 CORPORATE COURT

Middlesex Business Center

South Plainfield, NJ



National  
Realty &  
Development  
Corp.

FOR LEASE | *Office Space*



**30,000 SF AVAILABLE**  
*R&D, Lab, & Office Space*

# 109

## CORPORATE COURT



*109 Corporate Court is part of Middlesex Business Center, which consists of an I I-building office complex and is one of the premier corporate parks in central New Jersey.*



This 30,000 sf space offers a versatile layout ideal for a variety of business operations.

The space features a blend of lab space, private offices, along with multiple larger spaces that can be adapted into conference rooms or office cubicles, and a kitchen.

The building has ample on-site parking, operates 24/7 and has on-site staff and security.

Ceiling Height: 9'18' clear warehouse areas  
Floor loads: 225 lbs. psf  
Electrical Capacity: 1,200 amps  
Base building cooling/heating: Individual RTU HVAC, with lab casework and hoods in place  
Life safety: Fully-sprinklered; safety showers and eye showers in labs. pH neutralization system.

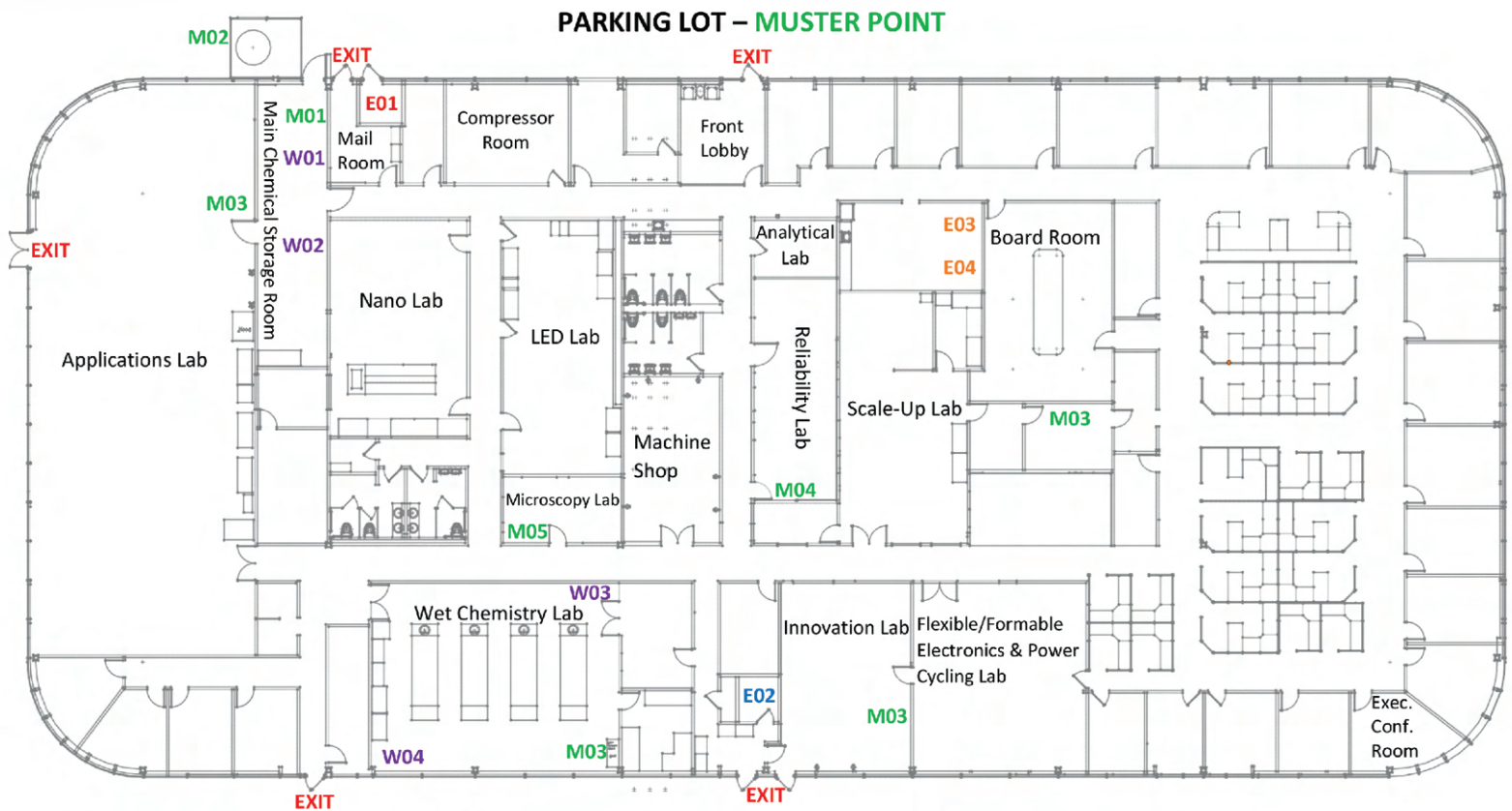
Space includes: front lobby, +25 private offices, open office space, +10 lab spaces, board room, executive conference room, chemical storage room, compressor room, kitchen, mail room, and two bathrooms.

The complex is directly off I-287 and within 6-miles of the NJ Turnpike and Garden State Parkway, and 10-miles from the New Brunswick campus of Rutgers State University.

Middlesex Business Center is adjacent to the Hadley Center shopping center, a 540,152 sf dominant power center in the trade area, which features a complementary mix of national and local tenants.

Piscataway has advanced educational and research facilities due to the presence of Rutgers University (27,000 students) and Robert Wood Johnson Medical School.

# Floor Plan



## Emergency Equipment

<b>E01</b>	Main Gas Shutoff
<b>E02</b>	Main Water Shutoff
<b>E03</b>	First Aid Station
<b>E04</b>	AED

## Material Storage

<b>M01</b>	Solvent Dispense
<b>M02</b>	Nitrogen Storage Tank
<b>M03</b>	Flammable Storage Cabinet
<b>M04</b>	Compressed Gas Cylinder (He)
<b>M05</b>	Compressed Gas Cylinder (O <sub>2</sub> /Ar)

## Waste Storage

<b>W01</b>	Central Hazardous Waste Storage (180 Day)
<b>W02</b>	Metal Waste Storage (Altoona Reclaim)
<b>W03</b>	Satellite Waste Storage (Nitric Acid)
<b>W04</b>	Satellite Waste Storage (Sulfuric Acid)