

201 CHAMBERS BROOK ROAD

Branchburg, NJ 08876



**FREESTANDING
PROPERTY
FOR LEASE
22,366 SF**

Tech/Lab/Flex



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PROPERTY OVERVIEW

201 Chambers Brook Road is situated on 3.02 acres. The building is 22,366 SF.

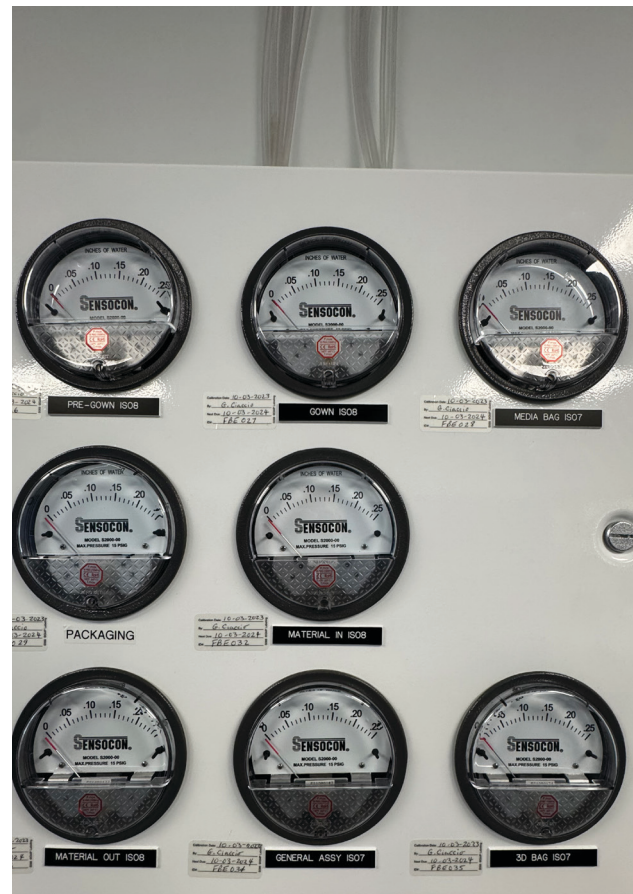
PROPERTY HIGHLIGHTS

- Ceiling Height - 18' clear warehouse; 9'6" labs
- Loading - (1) 10x14'6" & (1) 10x10' serve a drive ramp/dock platform.
- Utilities - Natural gas heat. City water/City sewer.
- 100% wet sprinkler -20/2000 density.
- Fully zoned HVAC in addition to cleanrooms
- Warehouse - Existing pallet racking with 122 positions
- LED energy efficient lighting in the warehouse and office.
- Offices and Kitchen furnished. Racks in warehouse.
- Electric - Two (2) services - 800 AMP & 400 AMP
120/208/480 Volt 3-phase
- 7,400 SF ISO class 7 cleanrooms
- 255 SF ISO class 8 kitting room
- GMP Rx360 Audit with zero "potentially critical" observations
- Additional fenced in storage/vehicle parking lot in rear



ISO 7 CLEANROOM

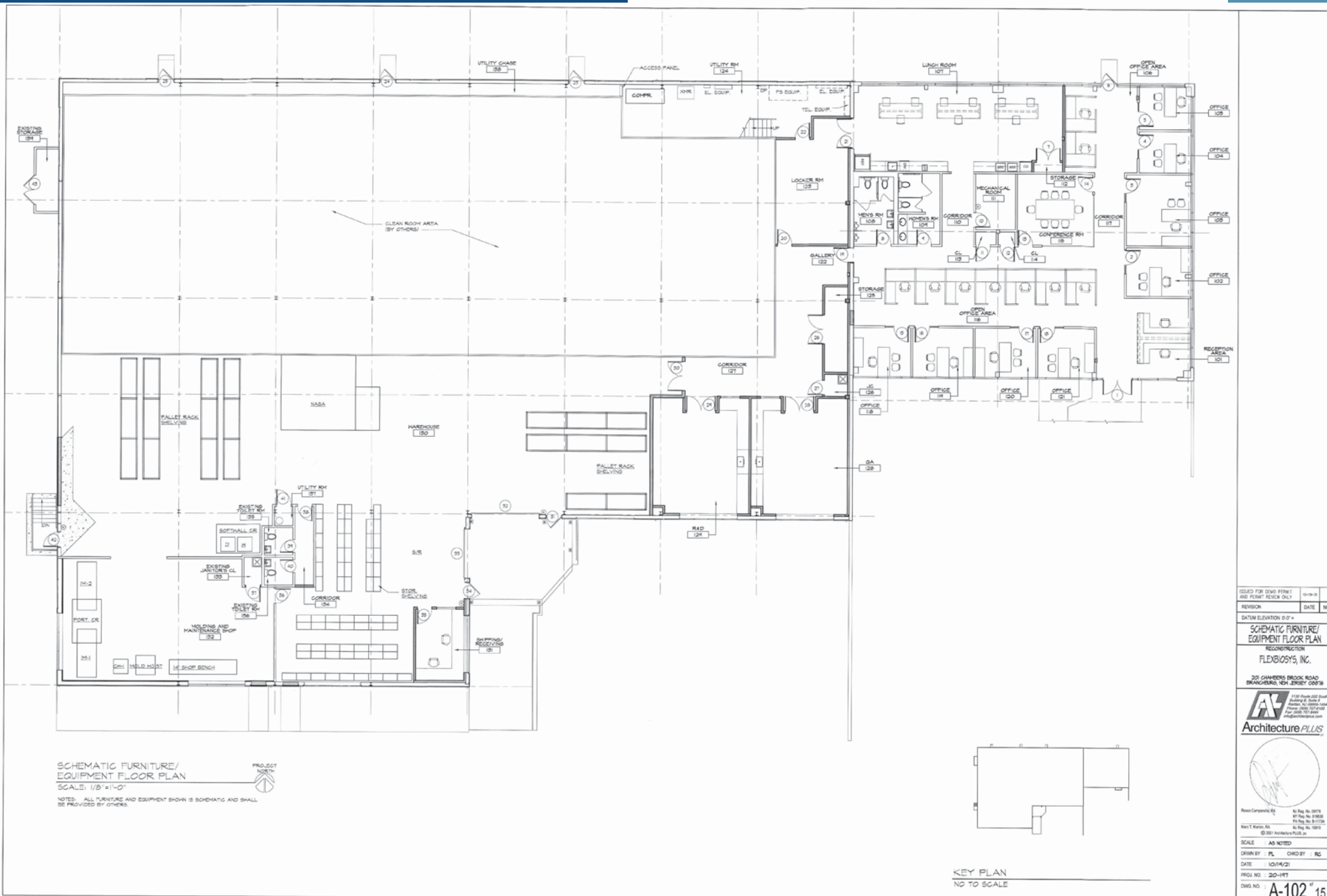
The facility includes ISO 7-certified cleanrooms designed for operations requiring a controlled environment. These spaces are ideal for high-tech manufacturing and are supported by specialized HVAC and filtration systems to maintain compliance and operational efficiency.



OFFICE

Private office area including 7 executive offices, 6 cubicle workstations designed for privacy, and coloration with abundant natural light. There's a professionally designed welcoming reception area, large break room with a fully equipped custom-built kitchen, perfect for daily employee use, team lunches, and workplace celebrations. In addition to the reception area and break room, there is a modern conference room which accommodates video conferencing and presentation with AV capabilities.





AMENITIES

Large break room with a fully equipped, custom-built kitchen perfect for daily employee use, team lunches, and workplace celebrations



MAP & AERIALS

