

LENOX LABS AT 1100



**Fully Approved,
Build-to-Suit Facility**

±75,000 SF
Available For Lease



Opportunity Highlights

- Fully approved to construct a building $\pm 75,000$ SF
- Located in Lawrence Township's RD2 zone allowing office and research use
- All utilities at site; site improvements already complete
- Located just off Princeton Pike with easy and quick access to Route 95, Route 1 and Route 206
- Across the street from BMS' new headquarters

Building Information

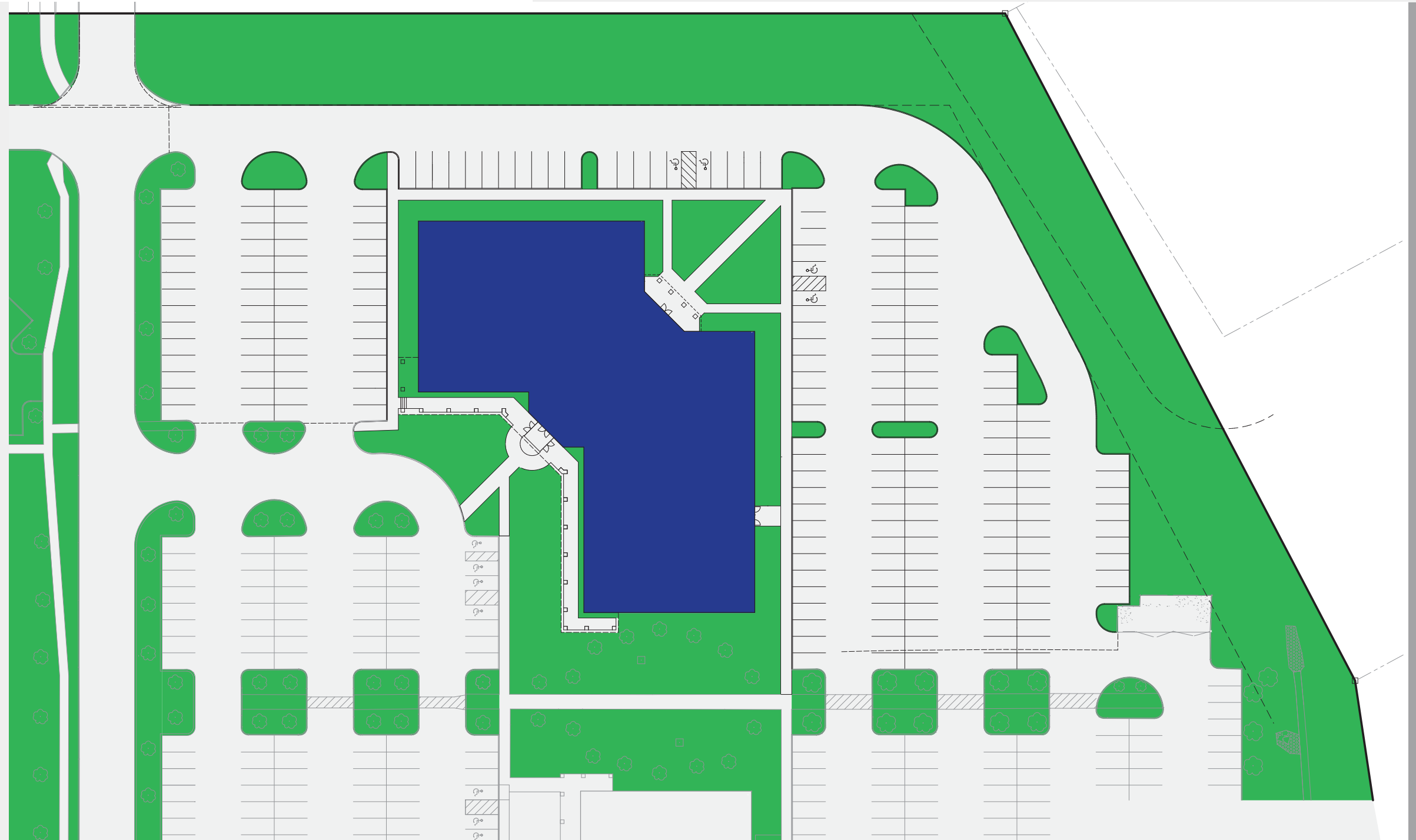
- Fully approved 3-story building totaling 76,998 SF
- 25,266 SF Building footprint
- 200+ parking spaces
- Ample power available
- Loading available

Public Utility Providers

- Ewing Lawrence Sewerage Authority
- Trenton Water Works
- PSE&G
- JCP&L

Base Core and Shell

- Minimum 1,600 AMP electrical service
- Two (2) HVAC Rooftop units
- Wet Sprinkler System
- 4" slab on grade on 4" stone base
- Two (2) 3,500 lb, three (3) stop hydraulic passenger elevators
- Building height - 45'



J.G. Petrucci Company, Inc.

A COMPANY OF LEADERS®



Current and Past Medical Clients Include:

- St. Luke's University Health Network
- Novant Health
- HealthQuest Fitness
- Moravian University
- Somerset Hospital
- Capital Blue Cross

At J.G. Petrucci Co., Inc. we pledge to:

- Provide quality facilities that reflect the character of our clients and stand the test of time
- Relentlessly pursue total client satisfaction
- Respond to the needs of the community
- Create value and opportunity for clients, service providers, tradesmen, and employees
- Set a standard of conduct that reinforces traditional notions of service, accountability, and Integrity

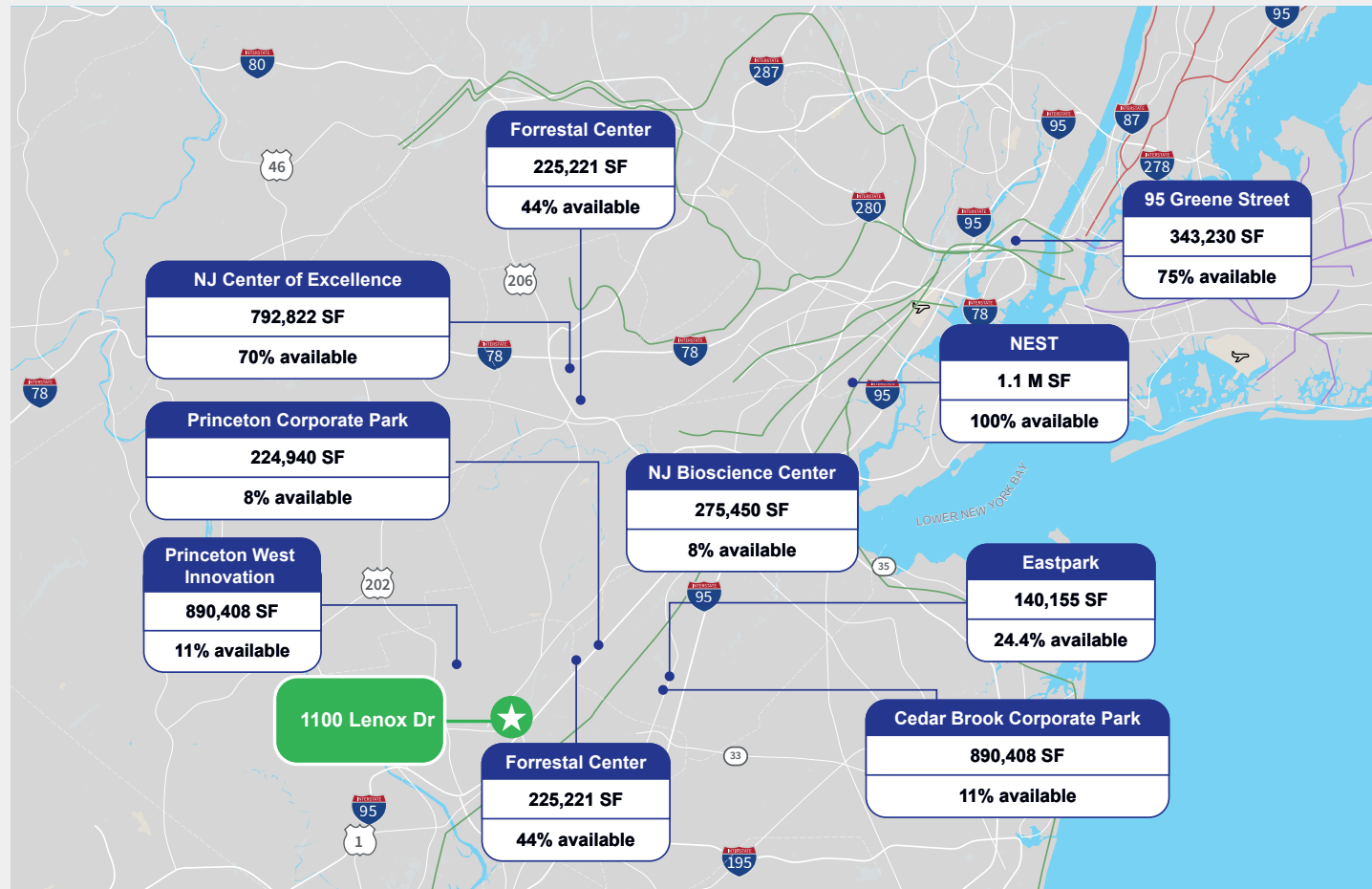
Company Profile

Since 1987 J.G. Petrucci Company, Inc., a privately-held development and design/build firm, has been focused on its client's goals and the communities it serves. Our strategy has delivered quality facilities that have supported economic development and community growth initiatives. By taking the time to understand all aspects of your real estate needs, we develop a customized plan to achieve your short-and-long-term goals. From site evaluation to approvals, our experience, and relationships are with you from project inception to completion.



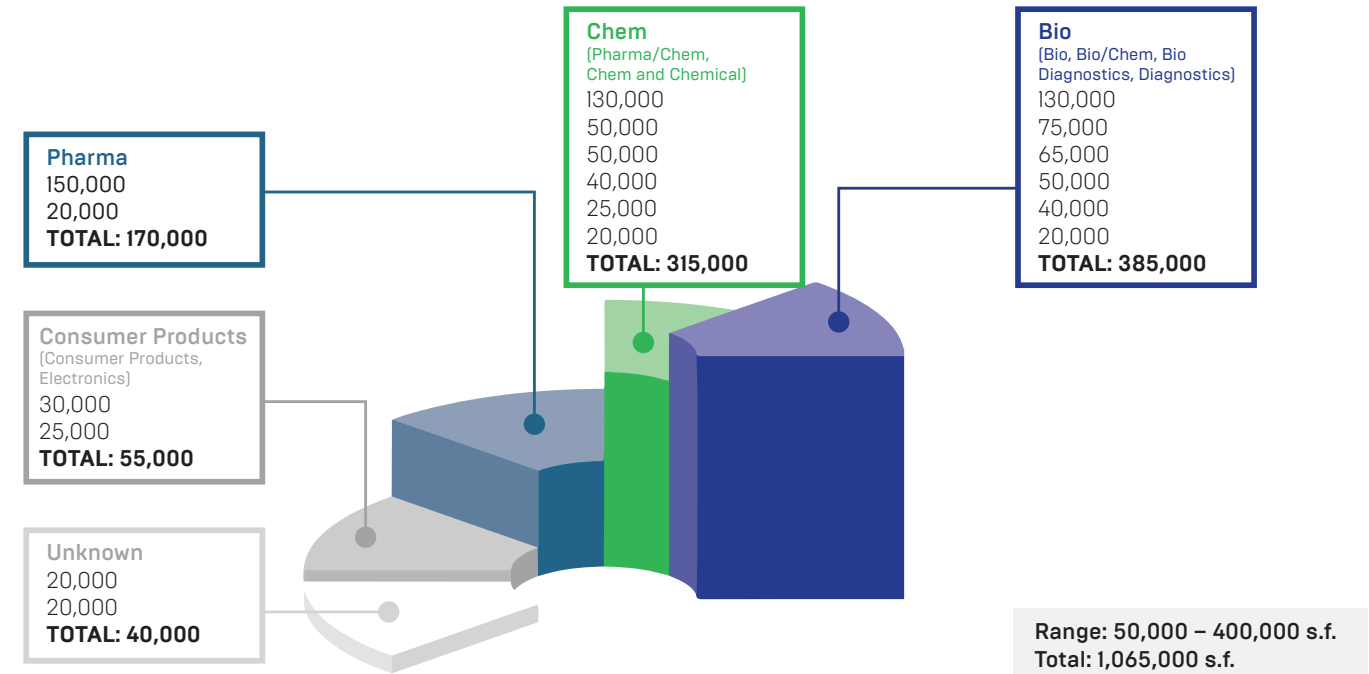
New Jersey Laboratory Micro Clusters

Non-owner occupied

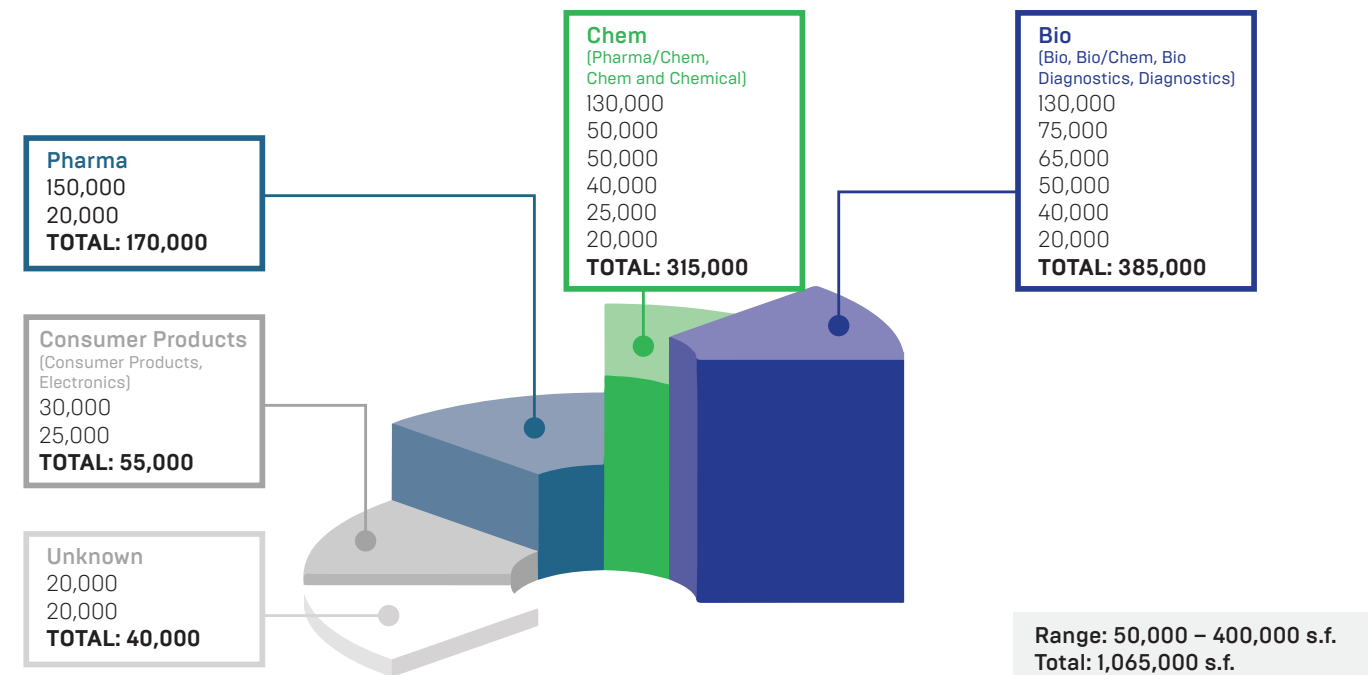


Suburban Life Sciences TIMs

Manufacturing



Research and Development



New Jersey By The Numbers

Labor Force

Tenants relocating to Middlesex Business Center will have access to a robust, educated labor force.

Currently, the labor force outweighs the job count demand.

20,909

target pharma/life sciences employees, such as biochemists, bioengineers and microbiologists, living within 30 miles of Middlesex Business Center

330,029

individuals living within 30 miles of Middlesex Business Center having degrees in Science and Engineering

213,237

existing multi-family housing units, with an additional 12,200 units under construction or planned within 30 miles of Middlesex Business Center

18

hospitals located within 30 miles of Middlesex Business Center—four of which are ranked in US News & World Report's Best Hospitals survey

44%

population living within 30 miles of Middlesex Business Center having a Bachelor's degree or higher

44%

colleges/universities within 30 miles of Middlesex Business Center offering renowned undergraduate and graduate degrees with a focus on life sciences notably Rutgers University and Princeton University

Life Sciences statewide

#1

state for employed biochemists and biophysicists

#1

concentration of scientists and engineers (per square mile in the U.S.; tied with Massachusetts)

13

of the top 20 pharmaceutical companies in the world

27,000

life sciences grads

50%

of 2019 FDA approvals



New Jersey Market Insight

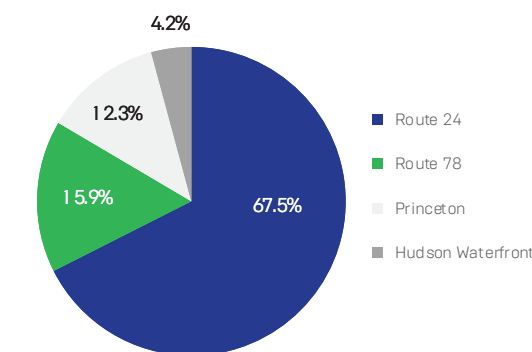
Pharmaceutical/life sciences remains New Jersey's most active business sector

Broad spectrum of life sciences spaces in demand

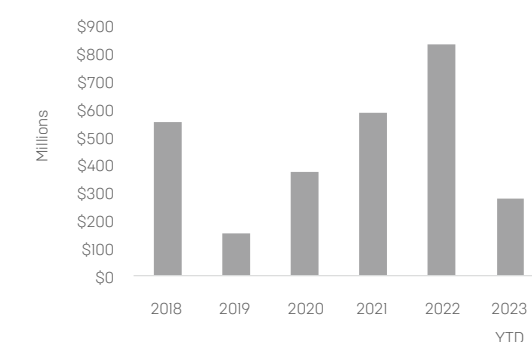
Despite macroeconomic headwinds, life sciences companies were active in their pursuit of Class A office, R&D/lab and manufacturing facilities in New Jersey through mid-2023. With NEST in Kenilworth and HELIX in New Brunswick seeing tenant interest from startup biotechs expanding from incubators, as well as established companies, looking for existing quality

space opportunities, demand is expected to persist during the second half of the year as well. Furthermore, economic development organizations like Choose NJ and the NJEDA are helping to grow the state's life sciences sector, while collaborative efforts between universities, community colleges and the private sector are providing opportunities for research, innovation and talent development.

Distribution of YTD 2023 life sciences leases by submarket (>10,000 s.f.)

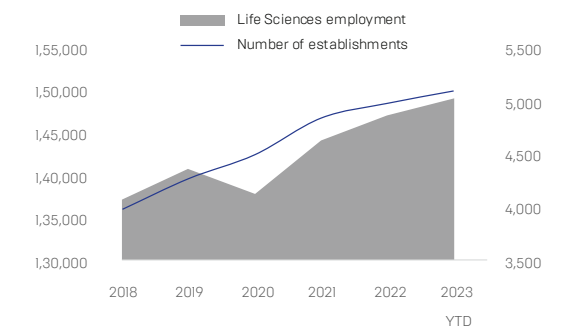


Life sciences venture capital investment activity



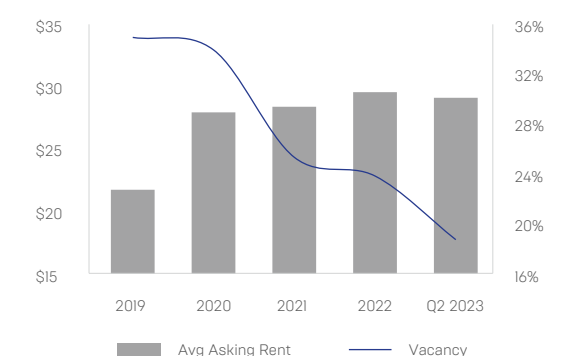
Source: Emsi

Life sciences employment and establishments

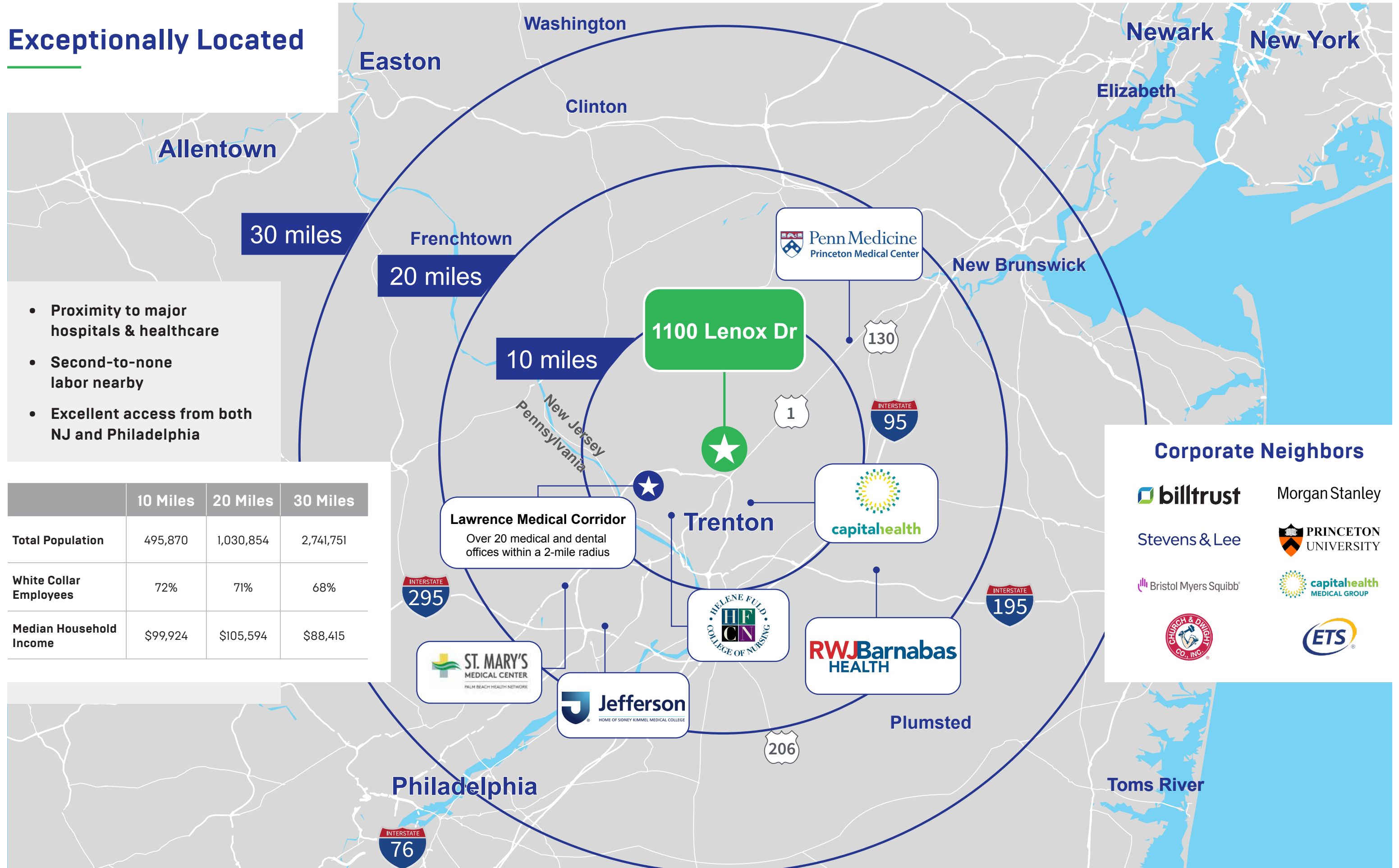


Source: Emsi

Vacancy and NNN rent trends



Exceptionally Located



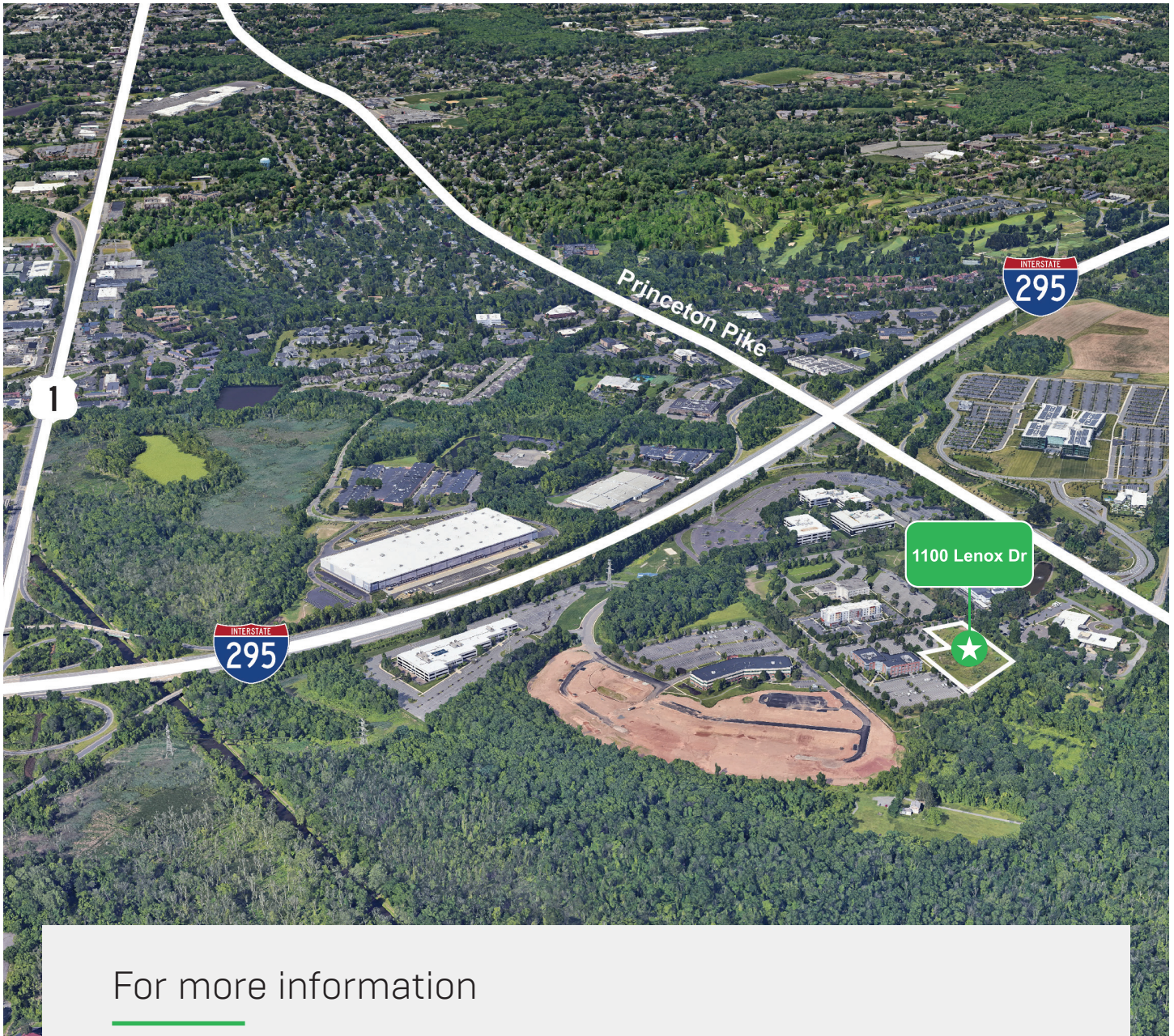
- Proximity to major hospitals & healthcare
- Second-to-none labor nearby
- Excellent access from both NJ and Philadelphia

	10 Miles	20 Miles	30 Miles
Total Population	495,870	1,030,854	2,741,751
White Collar Employees	72%	71%	68%
Median Household Income	\$99,924	\$105,594	\$88,415

Lawrence Medical Corridor
Over 20 medical and dental offices within a 2-mile radius

Corporate Neighbors

LENOX LABS AT 1100



For more information

Thomas Romano

+1 609 658 1589

thomas.romano@jll.com

TJ Romano

+1 609 454 5267

tj.romano@jll.com

Jones Lang LaSalle Brokerage, Inc.

300 Carnegie Center Dr., Suite 320

Princeton, NJ 08540

+1 609 757 5555

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement.
©2024 Jones Lang LaSalle Brokerage, Inc. All rights reserved.

