



# SEVEN

GRAPHICS DRIVE

On behalf of BioMed Realty, CBRE presents 7 Graphics Drive, a **69,406 sq. ft.** office, laboratory and light industrial building.

The property is adjacent to the Trenton-Mercer Airport and **two miles from I-295.**

**CBRE**





**69,406 sq. ft.**

**BUILDING SIZE**

**1980**

**YEAR BUILT**

**1992 & 2000**

**YEARS RENOVATED**



**3.5/1,000 sq. ft.**

**PARKING RATIO**

**7,600 amps/  
70 watts/sq. ft.**

**ELECTRICAL CAPACITY**

**100 lb./sq. ft.**

**FLOOR LOADS**



**23'** (Manufacturing Areas)

**11'** (1st Floor) / **12'** (2nd Floor)

**CLEAR HEIGHTS**

**Four**

**LOADING DOCKS**

**Two**

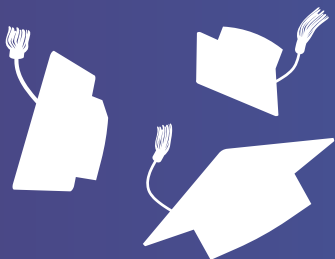
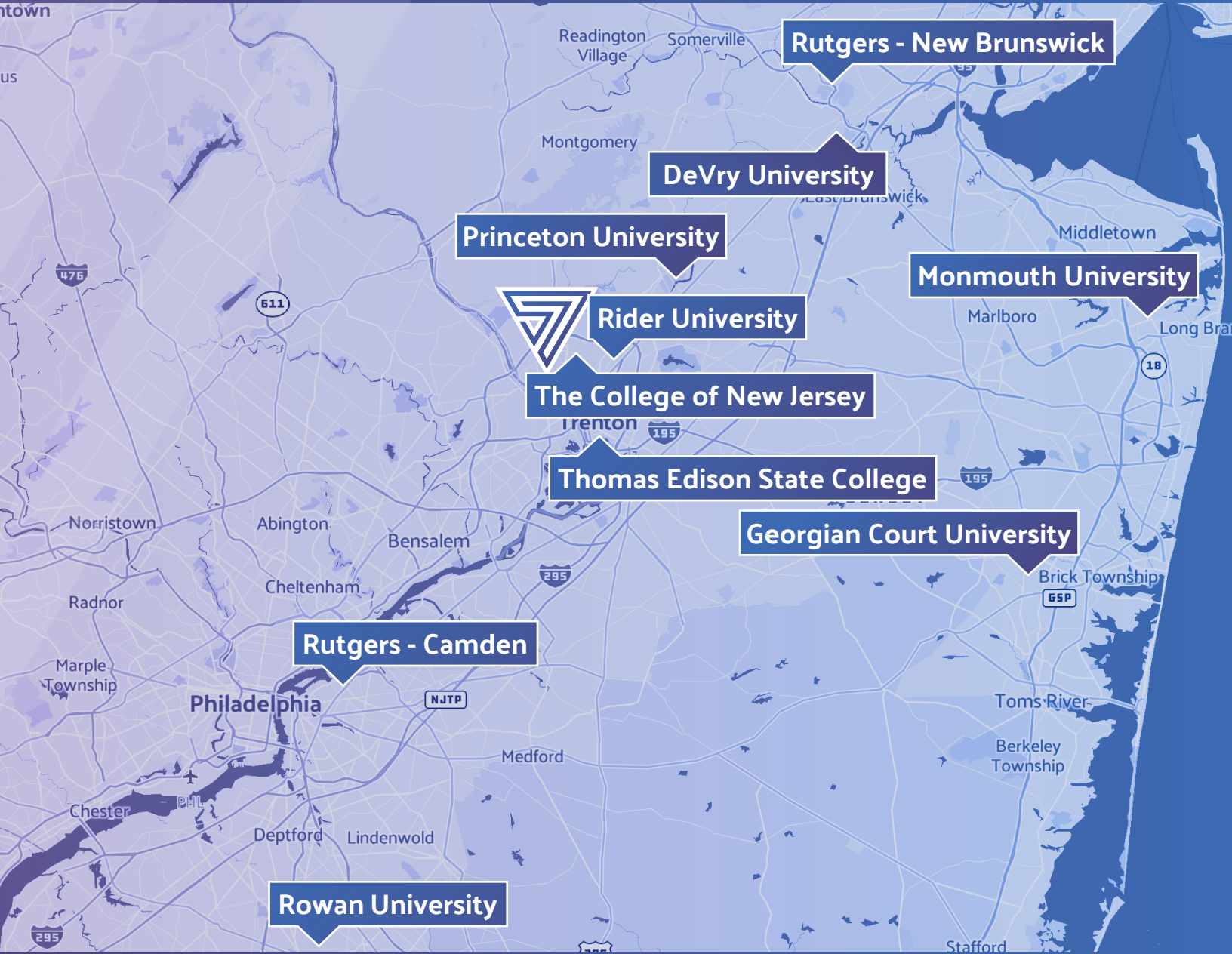
**DRIVE-IN DOORS**

### About BioMed Realty

BioMed Realty, a Blackstone portfolio company, is the world's largest privately held owner of life science real estate. We own and operate 16.7 million square feet concentrated in leading innovation markets throughout the United States and United Kingdom, including Boston/Cambridge, San Francisco, San Diego, Seattle, Boulder and Cambridge, U.K. In addition, BioMed maintains a premier development platform with 2.9 million square feet of Class A properties in active construction to meet the growing demand of the life science industry.



# ACCESS A HIGHLY EDUCATED WORKFORCE



# 82.4%

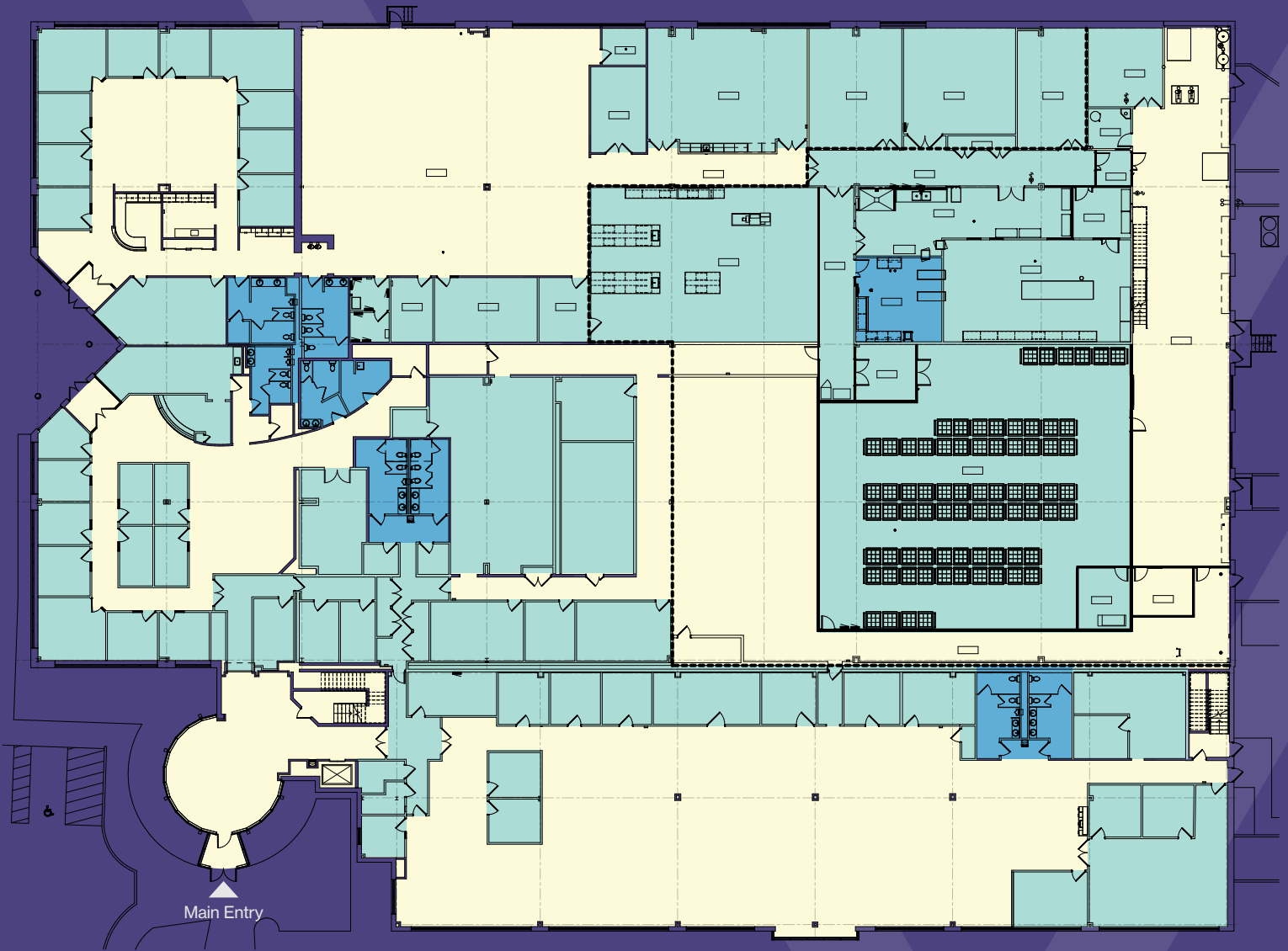


of nearby residents have earned a Bachelor's degree or higher.\*

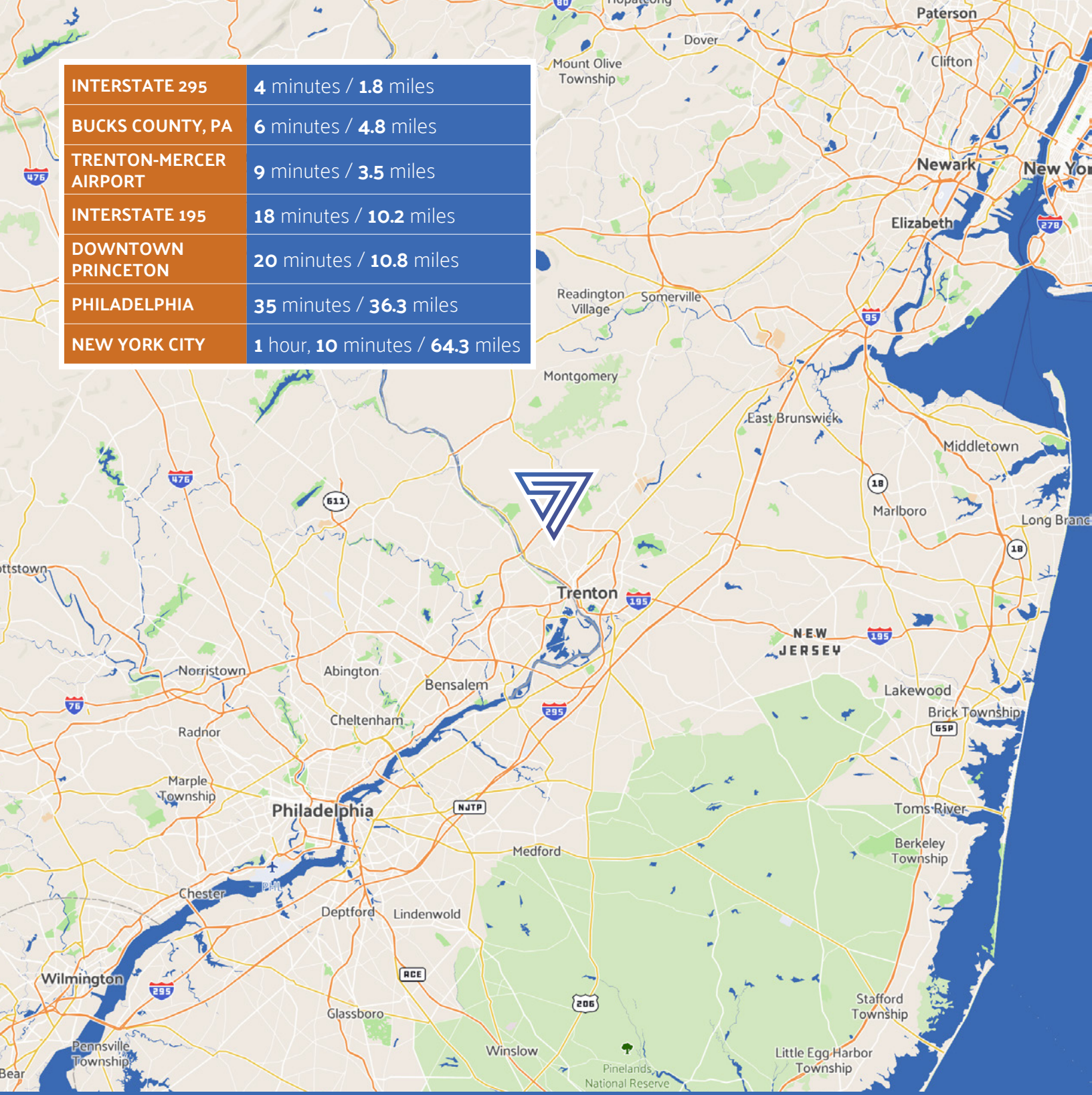


# FLOORPLAN

## Potential for Facility Expansion



<b>INTERSTATE 295</b>	<b>4 minutes / 1.8 miles</b>
<b>BUCKS COUNTY, PA</b>	<b>6 minutes / 4.8 miles</b>
<b>TRENTON-MERCER AIRPORT</b>	<b>9 minutes / 3.5 miles</b>
<b>INTERSTATE 195</b>	<b>18 minutes / 10.2 miles</b>
<b>DOWNTOWN PRINCETON</b>	<b>20 minutes / 10.8 miles</b>
<b>PHILADELPHIA</b>	<b>35 minutes / 36.3 miles</b>
<b>NEW YORK CITY</b>	<b>1 hour, 10 minutes / 64.3 miles</b>



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 **BioMed Realty**  
Discover here

**CBRE**

\*Source: 2024, Esri ProjectID: 1469417; Sampled towns: Hopewell, Pennington, Plainsboro, Princeton, and Lawrence Township.  
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