

Raritan Center Business Park®

200 Raritan Center Parkway, Edison, New Jersey
90,129 Square Foot Facility Available for Lease



Federal
Business
Centers

We Care, and We Deliver



NEW CONSTRUCTION

- Building Size: 90,129 sf
- Office Space: Build to Suit
- Building Material: Masonry and Precast Panel Construction
- Roof: .90 mil EPDM Single Ply Room
- Ceiling Height: 32'
- Sprinkler System: ESFR
- Column Spacing: 40' x 53'-4"
- Staging Bays: 50' x 53"-4"
- Dock Doors: 12 (9' Wide x 10' High)
- Loading Dock Levelers: 35,000 lbs. Mechanical Pit Levelers
- Trucking Loading Area: 130' Clear Maneuvering Area
- Car Parking: 54 Spaces
- Trailer Parking: 7 Spaces
- Electrical: 1,200 AMPS
- Lighting: LED with Motion Sensors
- Heating: Roof Mounted Cambridge Units
- Floor Load: 800 lbs. psf



Location

Raritan Center®'s location provides instant access to the mid-Atlantic marketplace. The Park is located in the heart of central New Jersey—in the townships of Edison and Woodbridge.

Highway Access

- Raritan Center® is located immediately adjacent to Exit 10 of the New Jersey Turnpike (I-95), at the crossroads of Interstates 287 and 440, the Garden State Parkway, US Route 1, and US Route 9.

Major Crossings

- Holland Tunnel
30 miles
- Lincoln Tunnel
31 miles
- George Washington Bridge
37 miles
- Outerbridge Crossing
7 miles
- Goethals Bridge
14 miles
- Bayonne Bridge
19 miles
- Verrazano Narrows Bridge
25 miles

Railroad Access

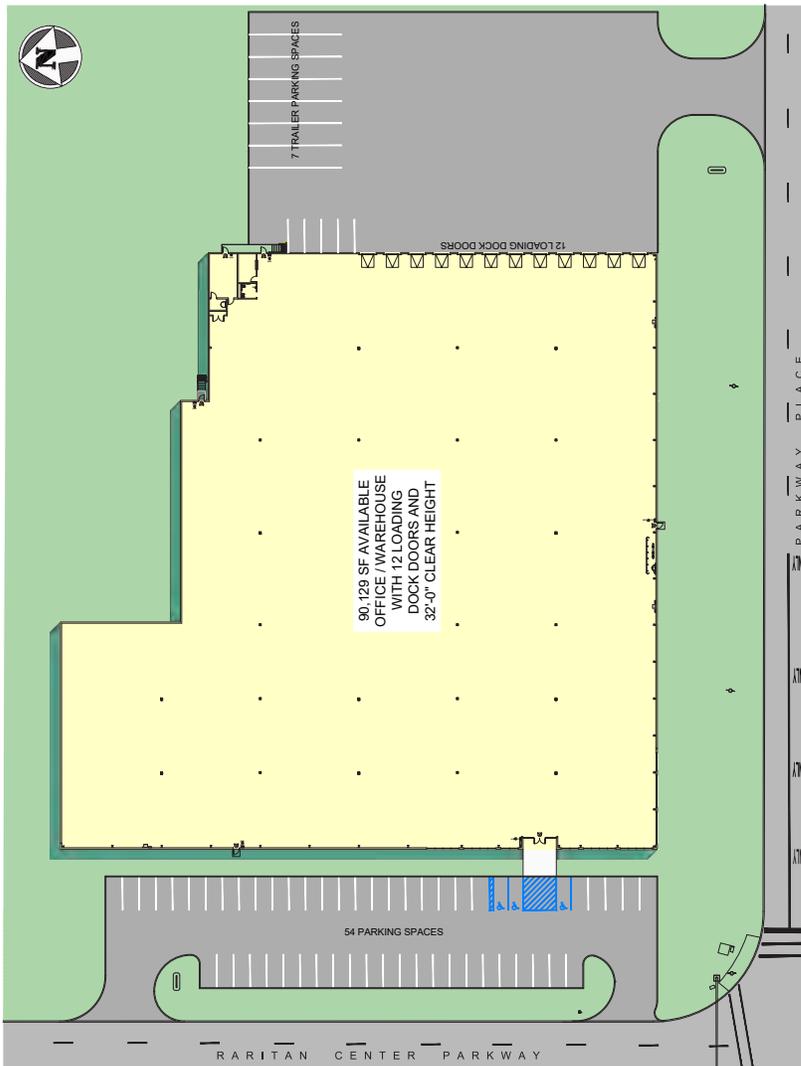
- Freight rail service to Raritan Center® is provided by CSX, Norfolk Southern, and Raritan Central Railway.

Seaport Access

- Port Newark Marine Terminal is within 20 miles of Raritan Center® via the New Jersey Turnpike.

Airport Access

- Newark Liberty International Airport is within 20 miles of Raritan Center® via the New Jersey Turnpike.



Customer Service at Federal Business Centers

Our entire team is in-house including:

- Architects,
- Customer Service Representatives,
- Rapid Response Team,
- HVAC Foreman,
- Roofer, and
- Space Preparation Representatives.

As our customer, you have your own team of dedicated customer service and rapid response professionals available 24 hours a day, 7 days a week.



Customer Service Department

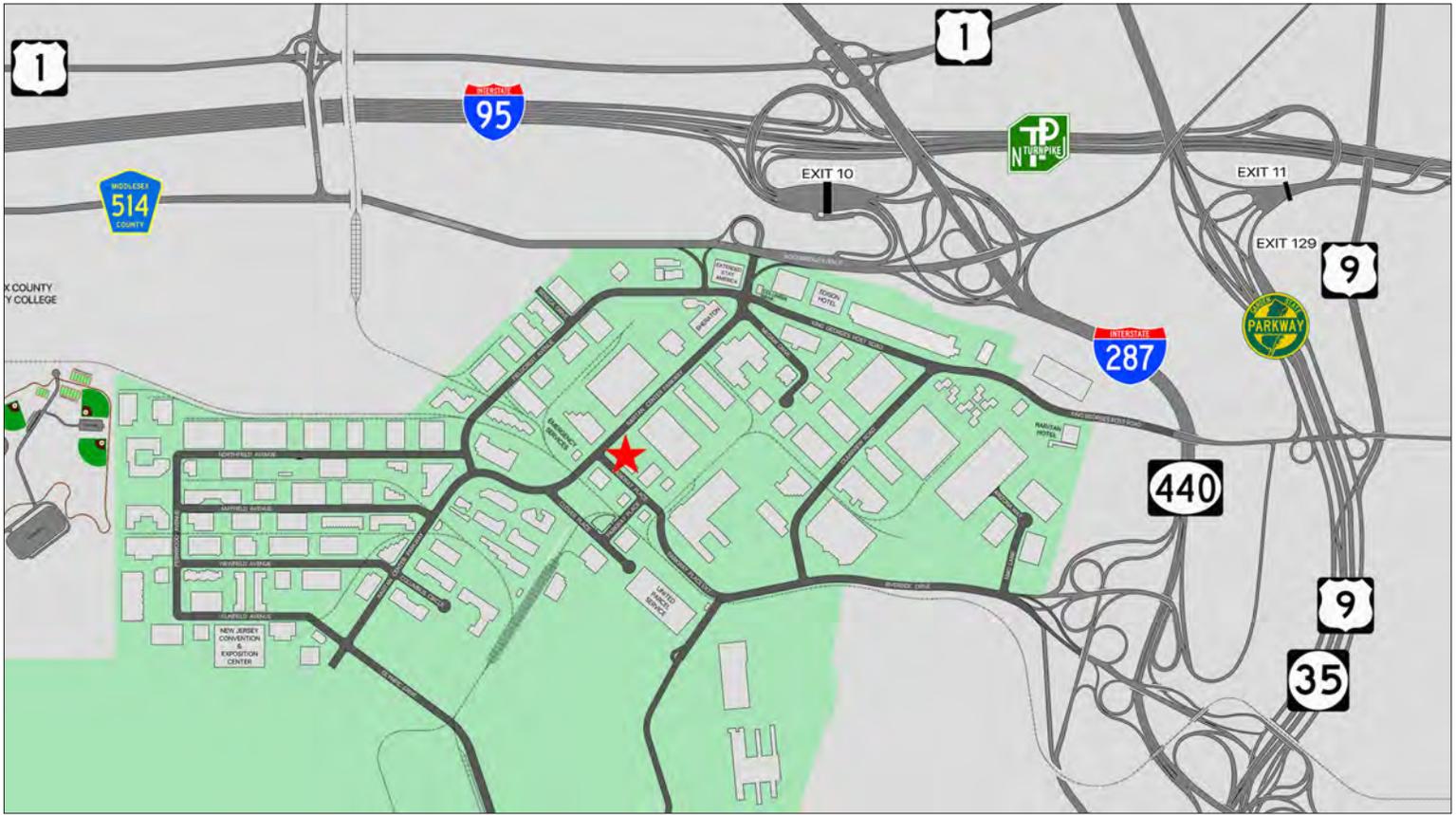


Building Maintenance Department

Amenities in Raritan Center®

Raritan Center® offers a complete complement of business amenities on site including restaurants, banks, hotels, shipping centers, childcare, safety services, health, fitness & sports, and business services.

- Cafe 105
- Jade Restaurant & Bar
- Industry Squares and Bread Co.
- Great Amercian Grill
- Harold's New York Deli
- Columbia Bank
- Pinnacle Credit Union
- Courtyard by Marriott
- Extended Stay Hotel
- Hilton Garden Inn
- Sheraton Edison Hotel
- Palace Hotel
- FedEx Express
- FedEx Ground
- United Parcel Service
- Kidz Lagoon Child Care
- Securitas
- Farmer's Insurance
- Edison Public Safety Center
- Thomas A. Edison County Park
- Concentra Medical Center
- Radical Physical Therapy
- Napco Copy/Graphics Center
- NJ Convention and Exposition Center



Raritan Center® is one of the most widely selected business parks in New Jersey. It's home to hundreds of companies—Fortune 500 companies, Global 500 companies, and market leaders from every business sector. It's no wonder that Raritan Center® received the 2014 BOMA TOBY AWARD in 3 divisions of the Industrial Office Building category—New Jersey, Regional, and International.

As a master-planned, mixed-use business park, Raritan Center® encompasses over 2,350 acres of land and almost 15 million square feet of business space, including office space, flex space, and warehouse/distribution space.

Federal Business Centers is a fourth generation family business started by Frank Visceglia in 1938. We've been serving customers in Raritan Center® since 1965.

Exceptional service is our passion, and our greatest reward is our relationship with each of our customers, some of which have been here with us for decades. As one of our colleagues likes to say, "Our business is really people, people, people."



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