

2 Clarke Drive, Cranbury, NJ

# Flexible Space for Innovation Lab & GMP Capable



## 117,268 SF AVAILABLE



**301-337-4700**

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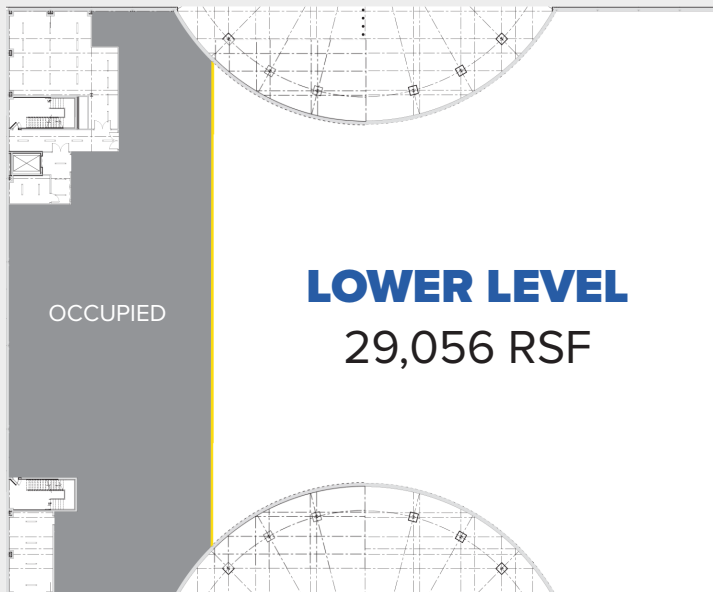
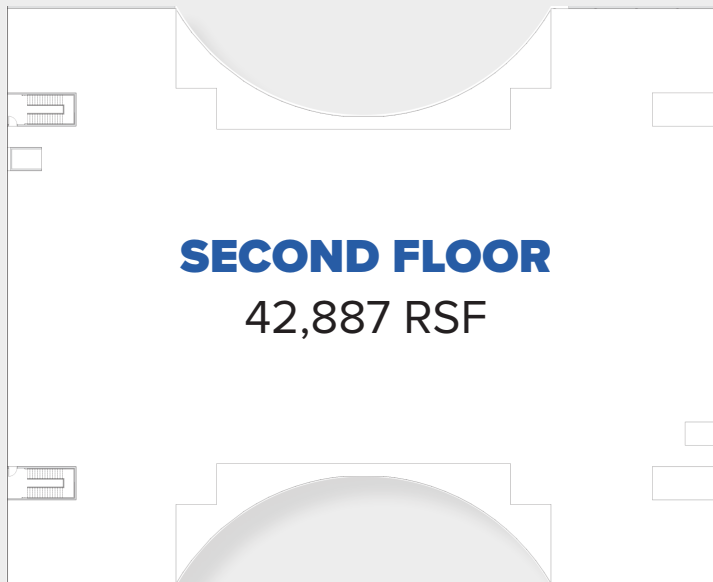
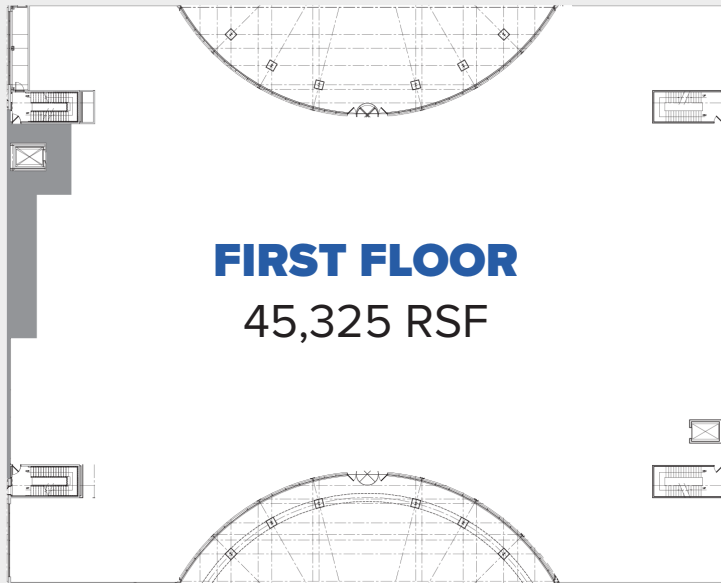


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## FLOOR PLANS



## BUILDING HIGHLIGHTS



Clear heights ranging  
from 15'-22'



Robust power of  
8,000 amps



Mechanical penthouse  
is pad ready for  
tenant generator



Access to shared  
loading docks



Well suited for GMP  
and Lab uses

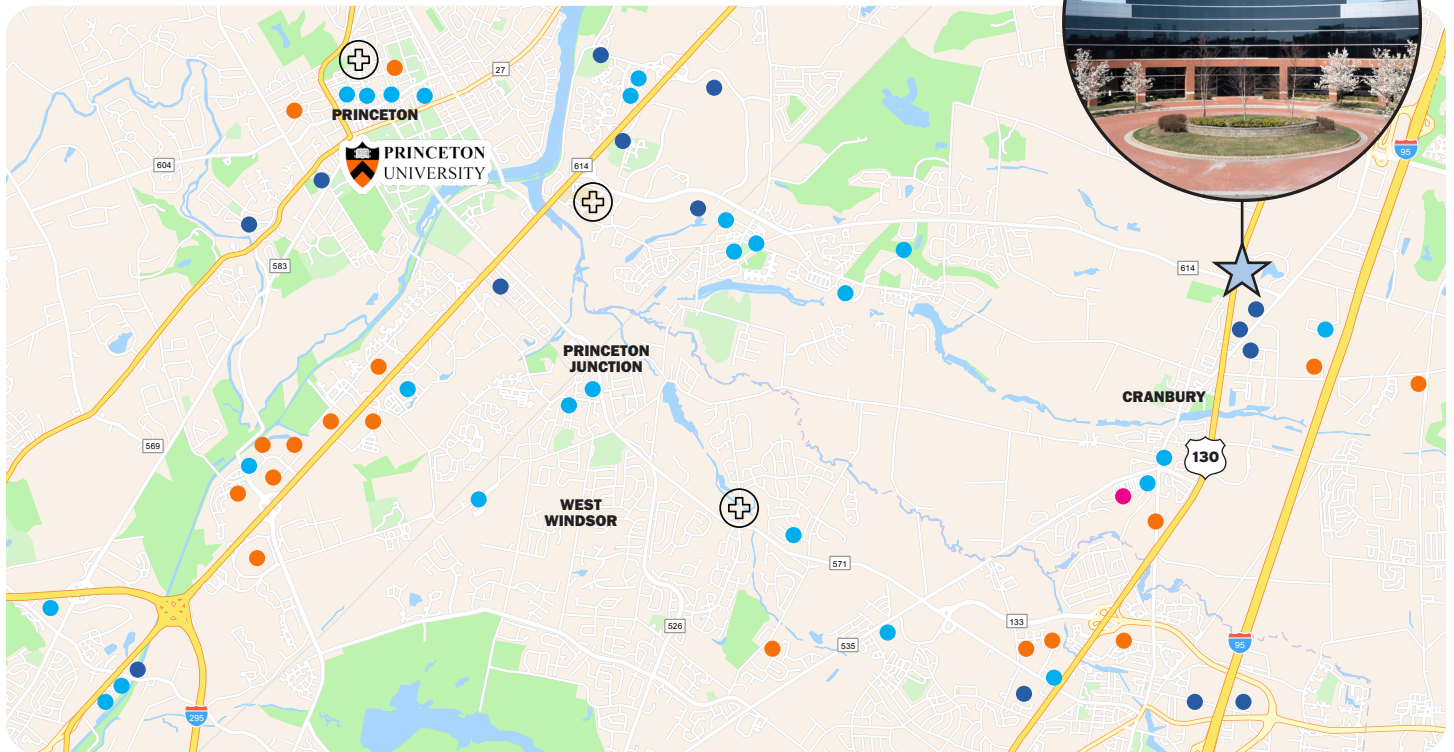


623 Spaces  
(2.17/1,000)

## LOCATION HIGHLIGHTS

A strategic Princeton location Cedar Brook Corporate Center is New Jersey's Premier Science and Technology Park situated on 150 beautifully manicured acres along US Route 130 in historic Cranbury Township. It is a campus environment with a 10 acre lake, walking paths and award winning onsite café.

Convenient to both Route 1 and the New Jersey Turnpike at interchange 8A, minutes from downtown Princeton and its many shops, restaurants, hotels, theatres and cultural resources as well as Princeton University and Rutgers University.



## Public Transportation Commuter Rail Drive Distance

## Princeton Branch NJ Transit Commuter Rail (NJ Transit)

**18 min • 9.5 mi**

Princeton (Princeton Branch - NJ Transit Commuter Rail (NJ Transit))

**18 min • 9.5 mi**

## Airport Drive Distance Trenton Mercer

**33 min • 21.4 mi**





# INNOVATION STARTS HERE!



## For Leasing Opportunities:

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