

# 4 Pearl Ct

ALLENDALE | NJ

A BIOTECH  
GMP FACILITY

CBRE

# Building Amenities



Cleanroom



Cleanroom

- 1 6 AES MODULAR CLEANROOMS WITH WALKABLE CEILINGS
- 2 MULTIPLE LABORATORIES
- 3 1000 KW DIESEL GENERATOR
- 4 OUTDOOR LN2 TANK
- 5 WALK-IN FREEZER
- 6 HIGH DENSITY FILE STORAGE WITH FIRE SUPPRESSION
- 7 WAREHOUSE AREA



# Building Infrastructure

Electric	4,200 amps, 480 volt, 3 phase
Water	8" main, Pressure: 90 PSI
Gas	2" line, SPG range: 5.5 – 8.5 iwc
Emergency Standby Generator	1,000 kW, 1,250 kVA, 60 Hz
LN2 Outdoor Storage Tank	5,700 gallons
Process Gasses	N2, CO2, medical air
HVAC	8 rooftop package units
Clear Height	18 feet
Cleanrooms	6 rooms
Parking	90 spaces
Loading	3 truck height doors



**28,726 SF**  
CONDO UNIT SIZE



**IMMEDIATE**  
POSSESSION



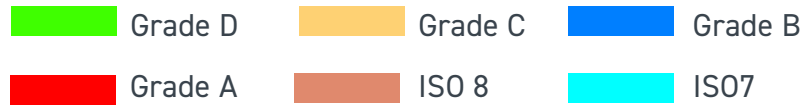
**CELL & GENE THERAPY**  
MANUFACTURING  
PREVIOUS USE



**FOR SALE**  
CALL FOR PRICING

# Facility Plan

## AREA CLASSIFICATIONS



## GMP SUITE FEATURES:

- Dedicated men's and women's locker rooms
- Pass-through access between process rooms and corridors
- Uni-directional flows and dedicated supply and return corridors
- Direct pass-through access to QC labs for efficient sample transfer



**Laboratory**



**Walk-in Freezer**



**High Density Storage**



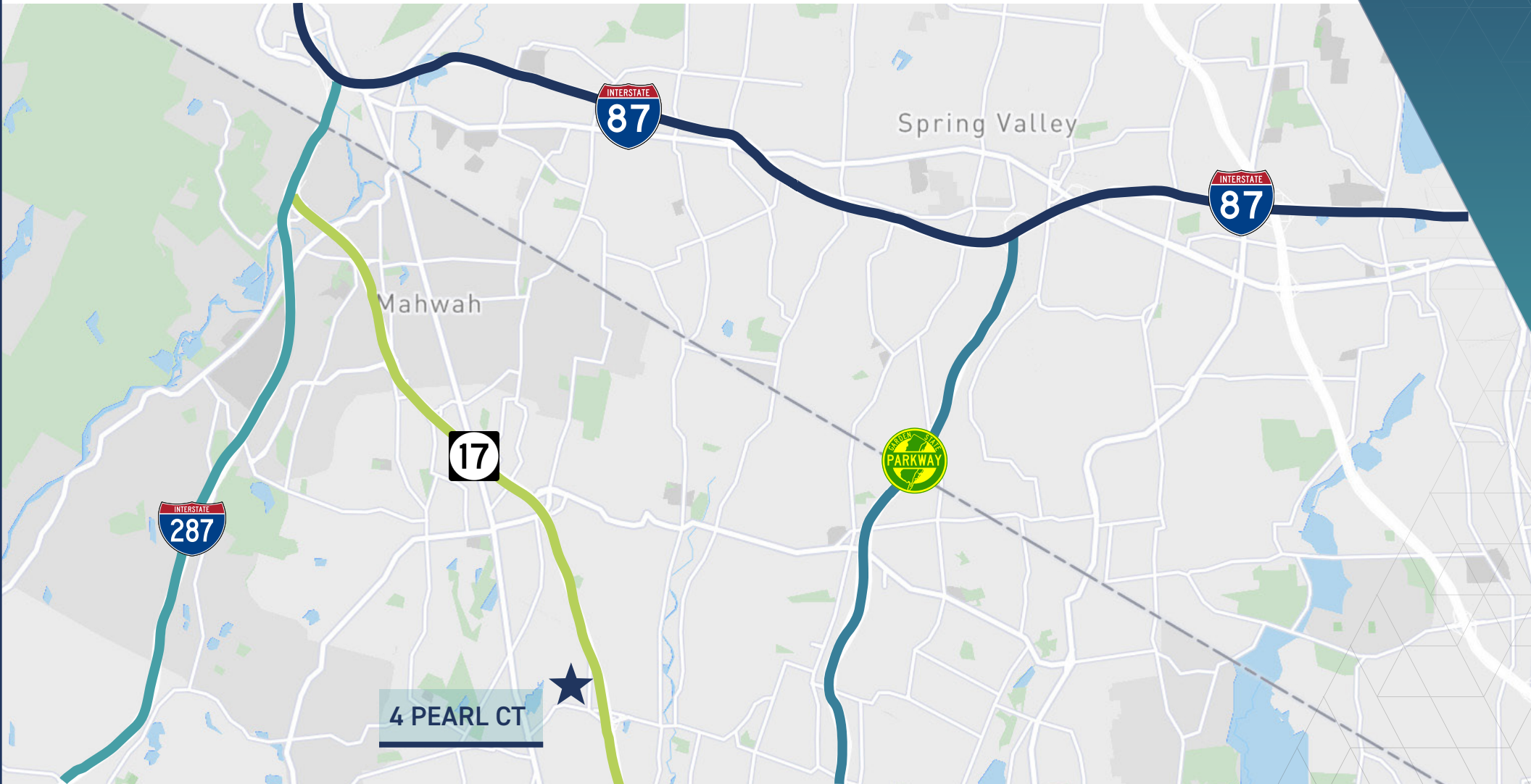
# Local Highways

**0.2 MILES**  
to Route 17

**5.6 MILES**  
to I-287

**6.9 MILES**  
to I-87

**10.3 MILES**  
to Garden State Parkway



# 4

## Pearl Court

ALLENDALE | NJ

FOR MORE INFO, CONTACT:

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