



innovation in *motion*

Advanced Research & Innovation Campus

204,495 RSF Purpose-Built for High-Tech Discovery

8 KING ROAD, ROCKLEIGH, NJ



Precision-Engineered for Next-Gen Research

Key Infrastructure Highlights

LAB-READY UTILITIES

DI water, oxygen, nitrogen, argon, and acetylene lines support comWet Labs: Strategically located on the first floor for ease of access and containment.



DUAL-GRID POWER REDUNDANCY

Independent substations in NY and NJ ensure uninterrupted operations for sensitive instrumentation and AI compute clusters.



MISSION-CRITICAL OPERATIONS CENTER

Designed for 24/7 uptime and real-time systems monitoring.



EXECUTIVE-GRADE INTERIORS

Ideal for R&D headquarters, with premium finishes that reflect institutional-grade quality.



UPS + GENERATOR INTEGRATION

Seamless power continuity for robotics labs, cleanrooms, and data-intensive environments.

150-PERSON AUDITORIUM

Configurable into four high-tech collaboration zones for symposia, training, or cross-disciplinary innovation.

SMART BUILDING SYSTEMS

Integrated with daylight harvesting, occupancy analytics, and emergency response protocols—ideal for optimizing lab throughput and energy efficiency.

Technical Specifications

TOTAL AREA

204,495 RSF across two buildings

LAB ALLOCATION

110,365 SF (54%) dedicated to lab environments

HIGH BAY WAREHOUSE

12,926 SF with 30' clear height—ideal for robotics testing, materials storage, or pilot-scale manufacturing

DATA CENTER

5,427 SF with CRAC units and DX backup—optimized for AI model training and secure data handling

LOGISTICS

Five loading docks with motorized steel doors and dock levelers

POWER INFRASTRUCTURE

- ▶ Dual 13.2/7.6kV, 3-phase feeds from Rockland Electric substations (Closter, NJ & Sparkill, NY)
- ▶ East Building: N+1 diesel generators (2,250 kVA) with 20,000-gallon reserve
- ▶ West Building: 1,000 kVA generator with full-building backup capability

MECHANICAL SYSTEMS

- ▶ Two 500-ton Marley cooling towers
- ▶ Two 500-ton Carrier centrifugal chillers
- ▶ Two 200 HP gas-fired boilers for precise humidity and temperature control

Amenities

CAFÉ

125-person capacity for team collaboration and informal meetings

FITNESS CENTER

Fully equipped to support wellness in high-performance work environments

COVERED PARKING

628 spaces (3.07/1,000 SF ratio)

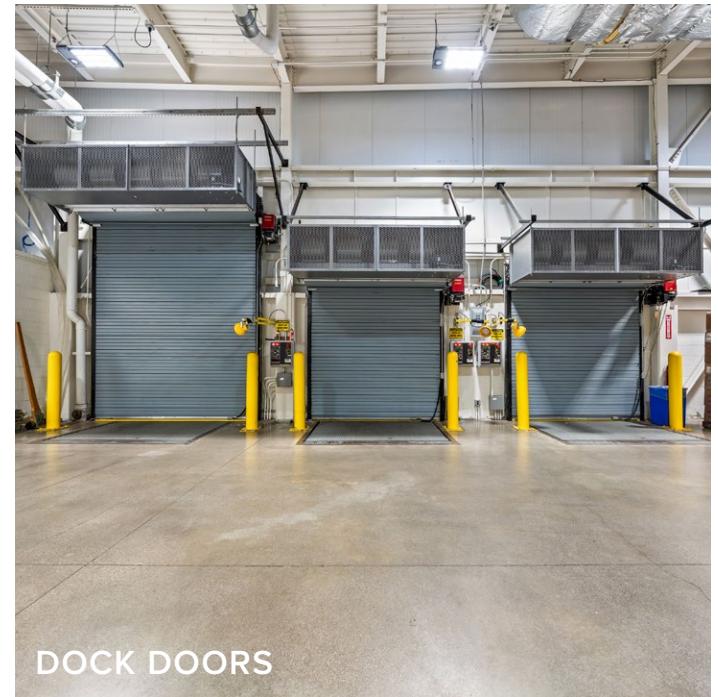
CLIMATE-CONTROLLED SKYWAY

Seamless connection between East and West buildings

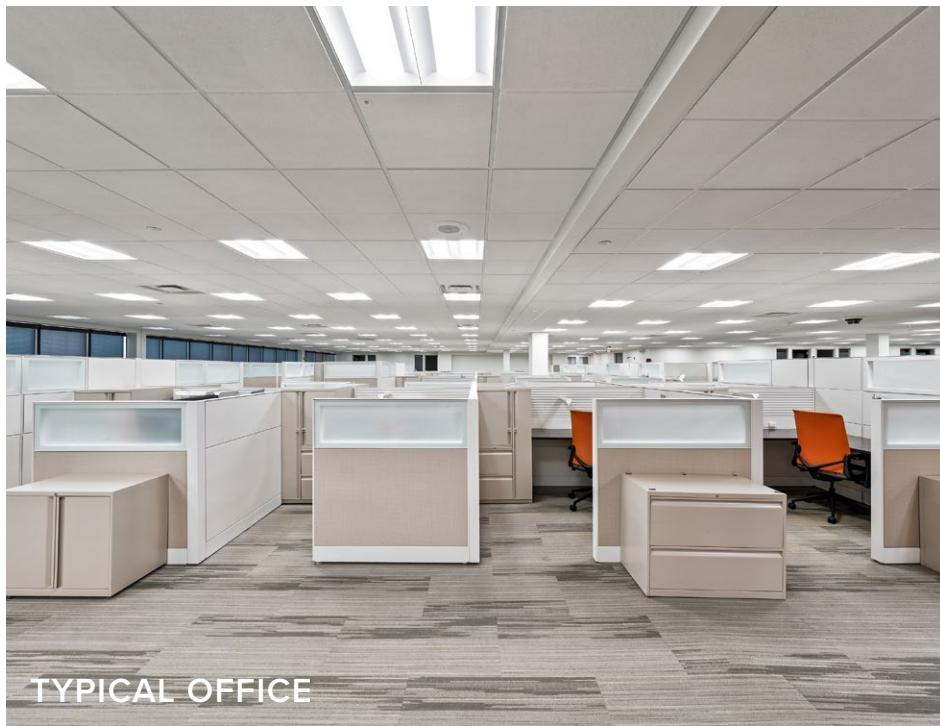




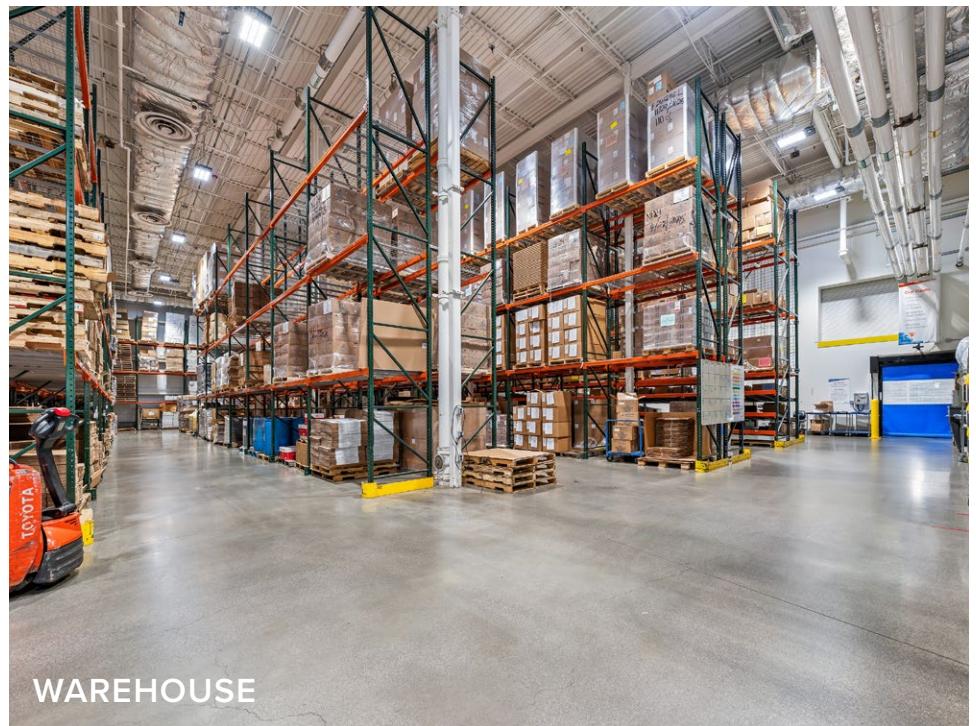
LABORATORY



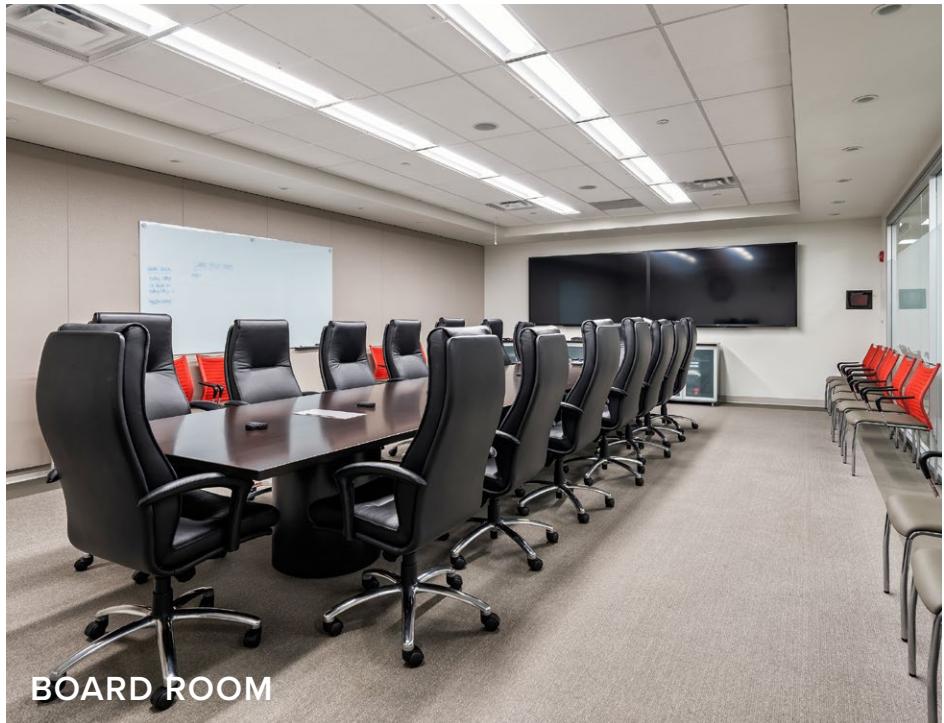
DOCK DOORS



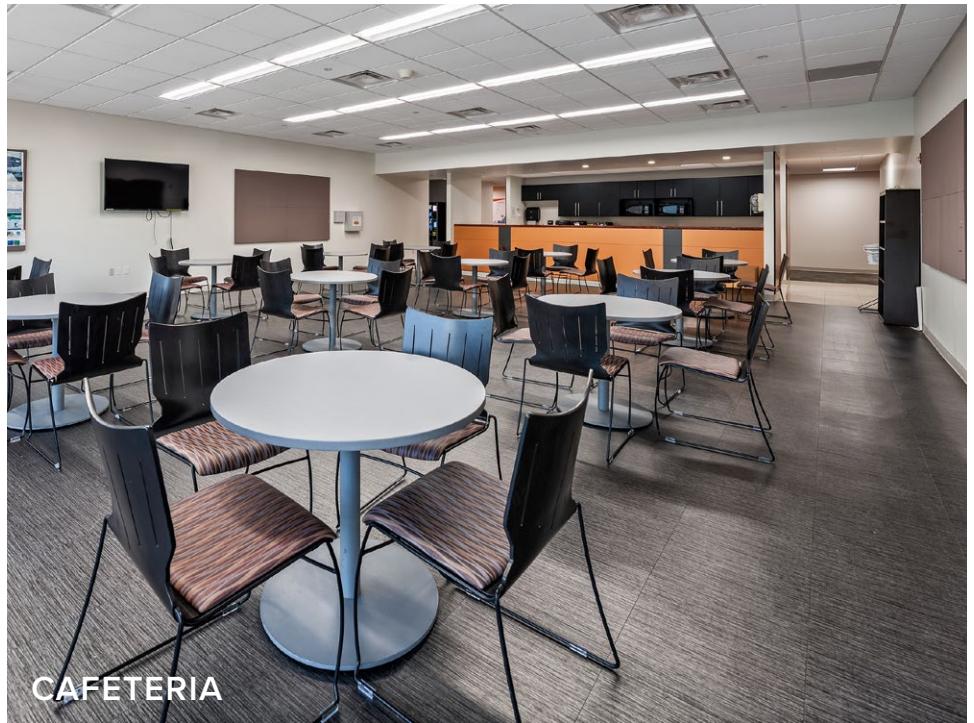
TYPICAL OFFICE



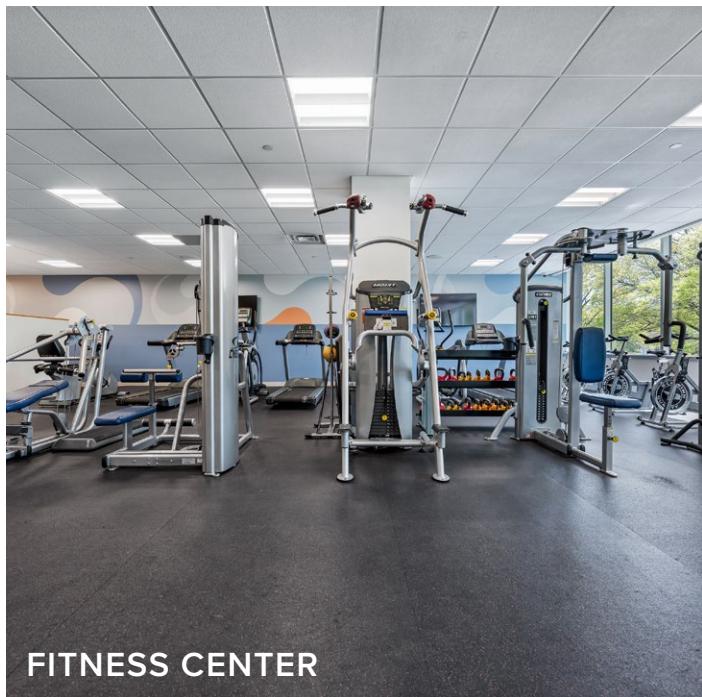
WAREHOUSE



BOARD ROOM



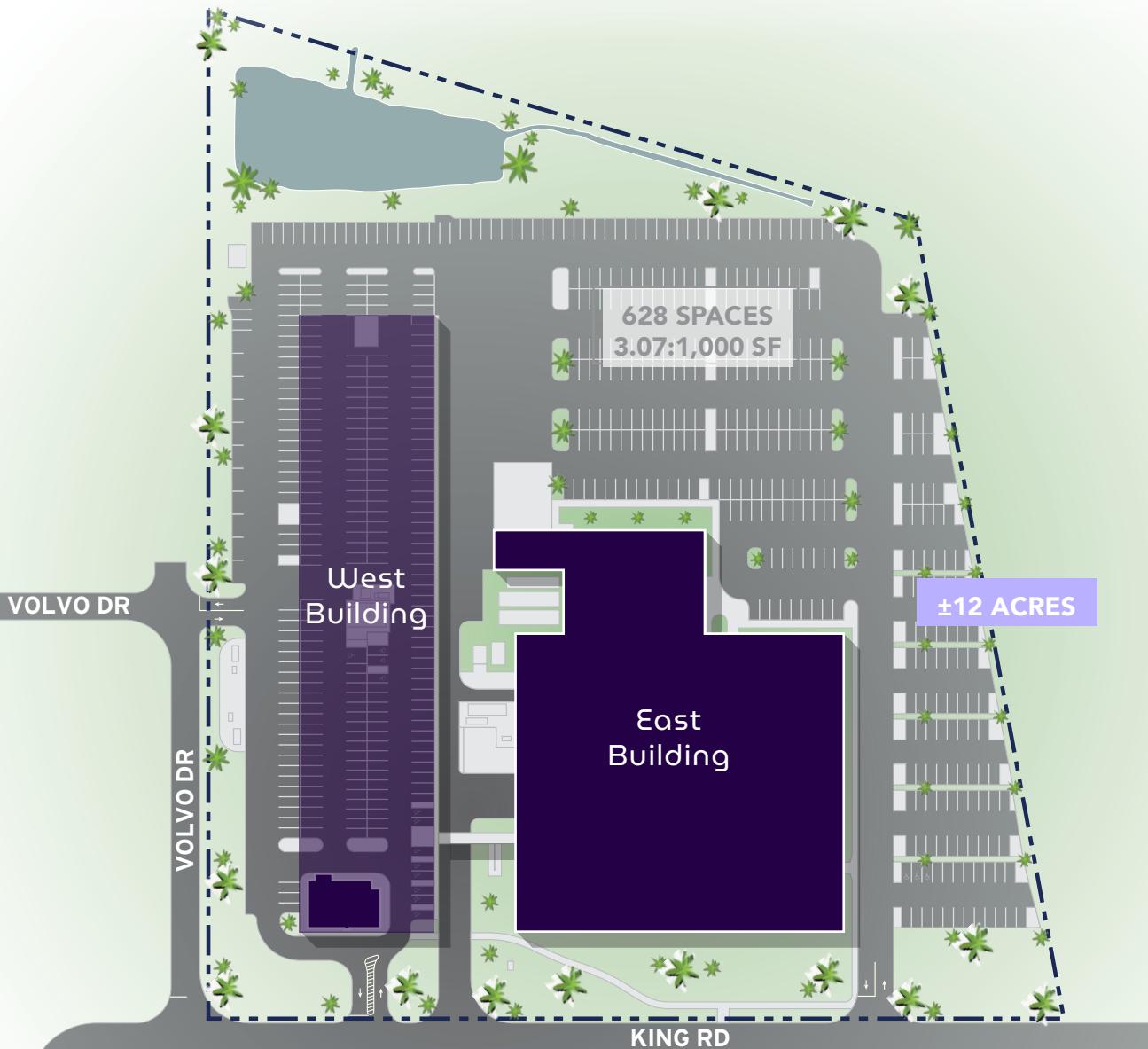
CAFETERIA



FITNESS CENTER



CONFERENCE CENTER



Building Composition	
West Building	
Office and Auditorium	62,588 SF
Lobby	2,496 SF
Total West Building	65,084 SF

East Building	
Lab Space	110,365 SF
Data Center	5,427 SF
Common/Amenity	10,693 SF
Warehouse	12,926 SF
Total East Building	139,411 SF
Total East + West	204,495 SF

Strategic Location	
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ZONING

C Zone – Light Industrial (ideal for R&D, prototyping, and clean manufacturing)

COUNTY

Bergen County, NJ

ACCESS

Proximity to NYC, major airports (JFK, LGA, Newark), and key research corridors

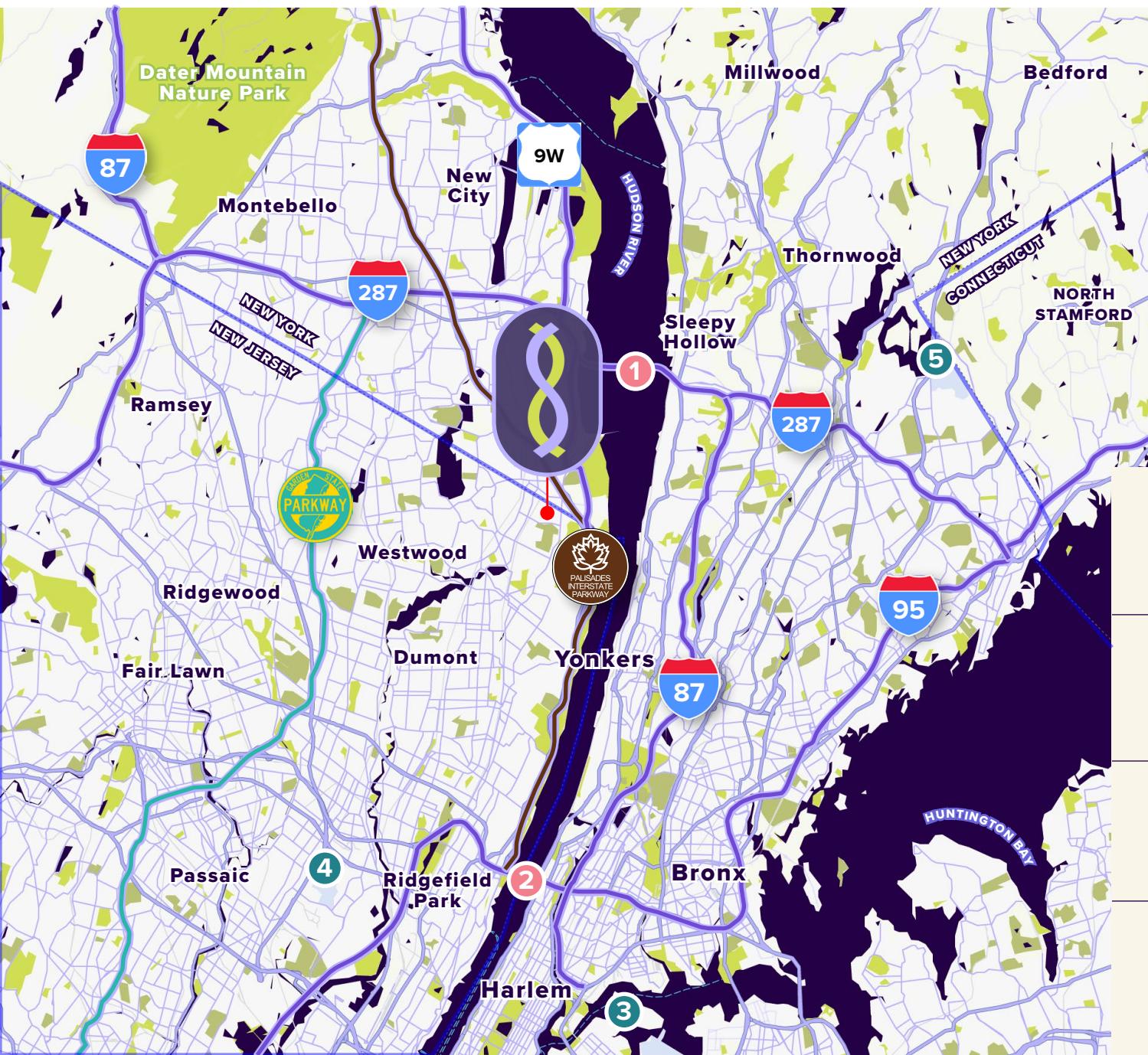
SURROUNDING ECOSYSTEM

Within 20 miles of major life sciences, semiconductor, and AI hubs including Regeneron, Sanofi, BD, Pfizer, and Modern Meadow.

Area Amenities



Area Transportation



Bridges

- 1 Governor Mario M. Cuomo Bridge
- 2 George Washington Bridge

Airports

- 3 LaGuardia Airport
- 4 Teterboro Airport
- 5 New York Stewart Intl. Airport



45 MINS

To Newark Liberty International Airport



14 MILES

To George Washington Bridge



45 MINS

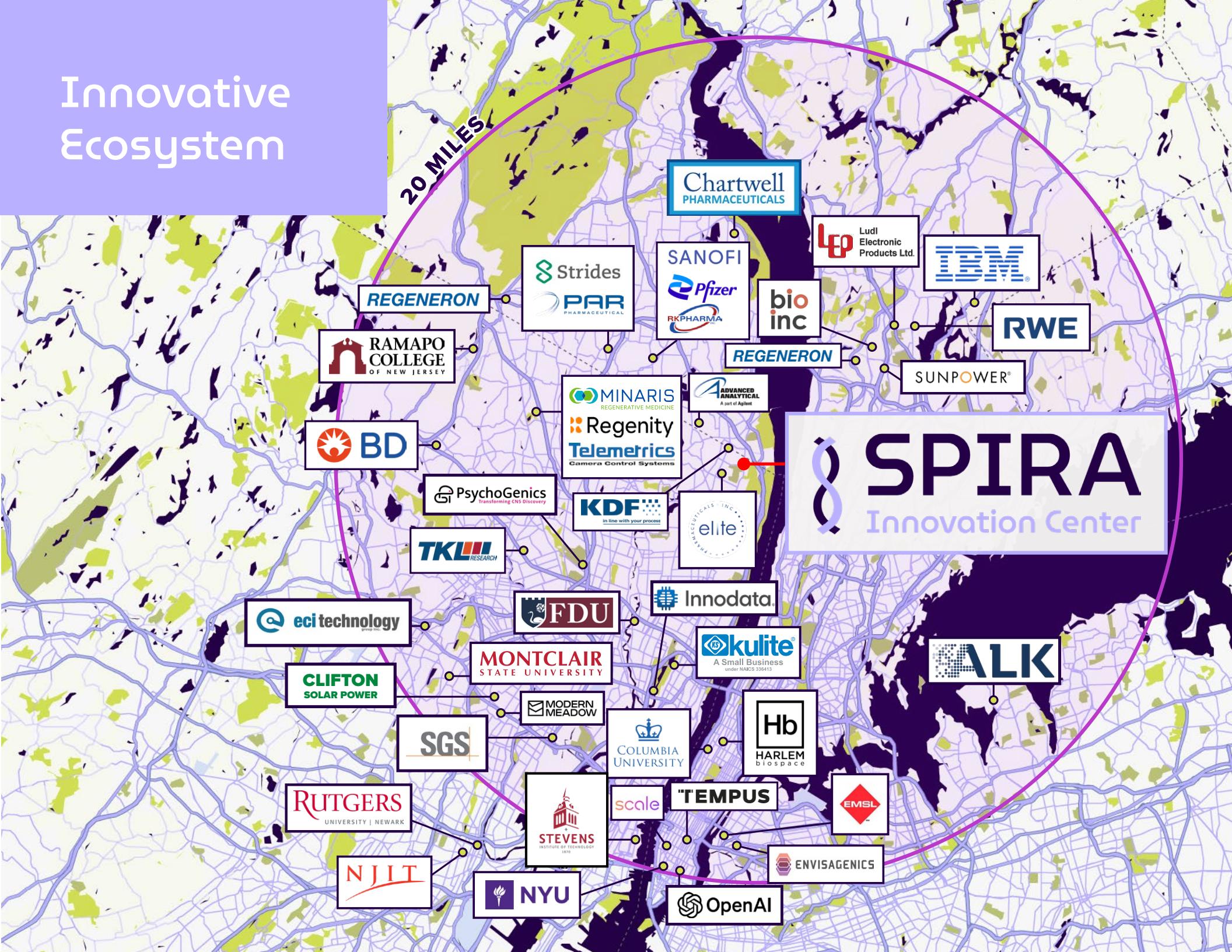
Drive to New York City



7 MILES

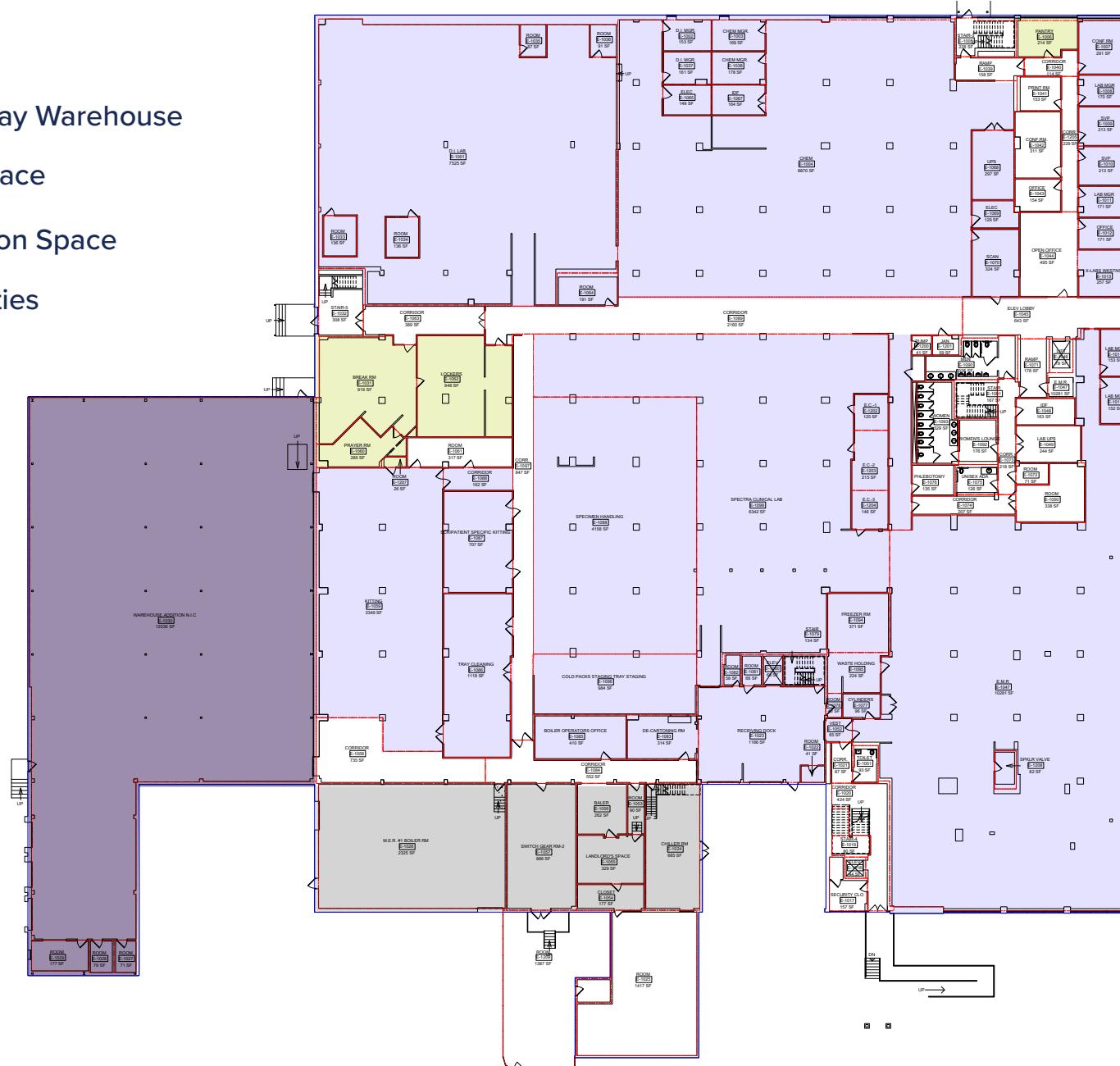
To Governor Mario M. Cuomo Bridge

Innovative Ecosystem



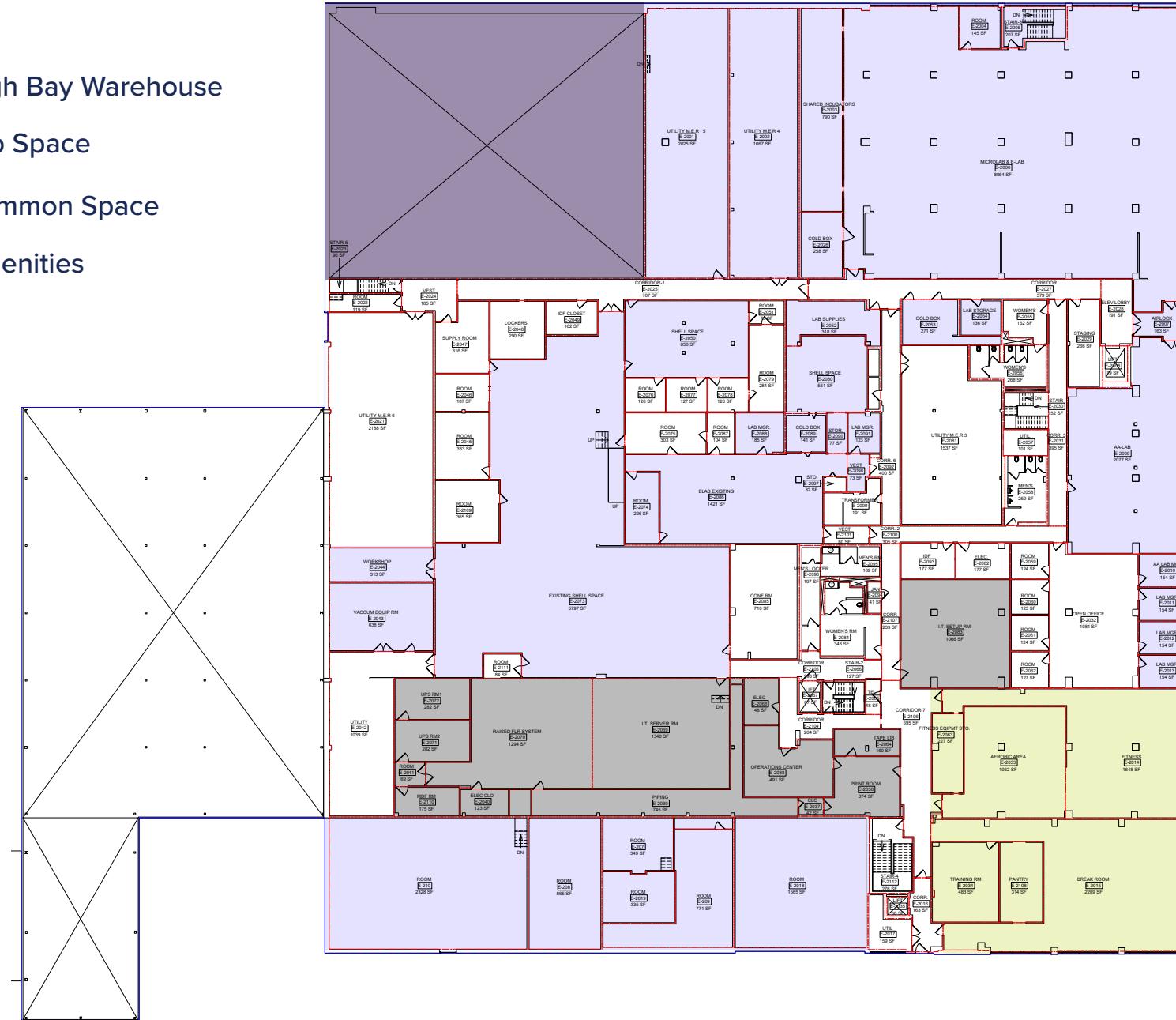
East Building

First Floor Lab



East Building

Second Floor Lab



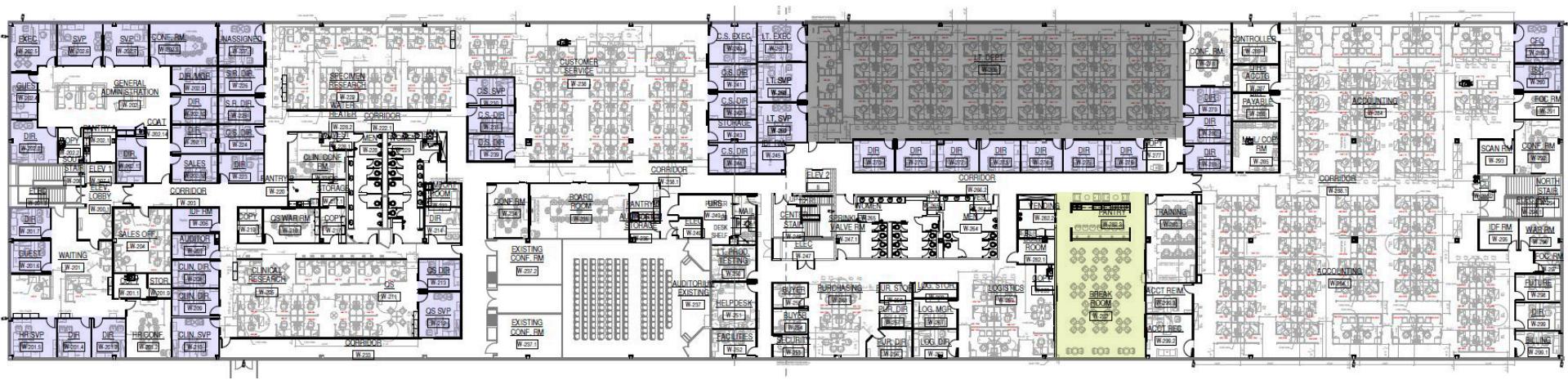
West Building

Second Floor Executive Offices, Administrative, Operations & Conferencing



SPIRA

Innovation Center



Executive Offices

Data Center & IT Space

Amenities



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