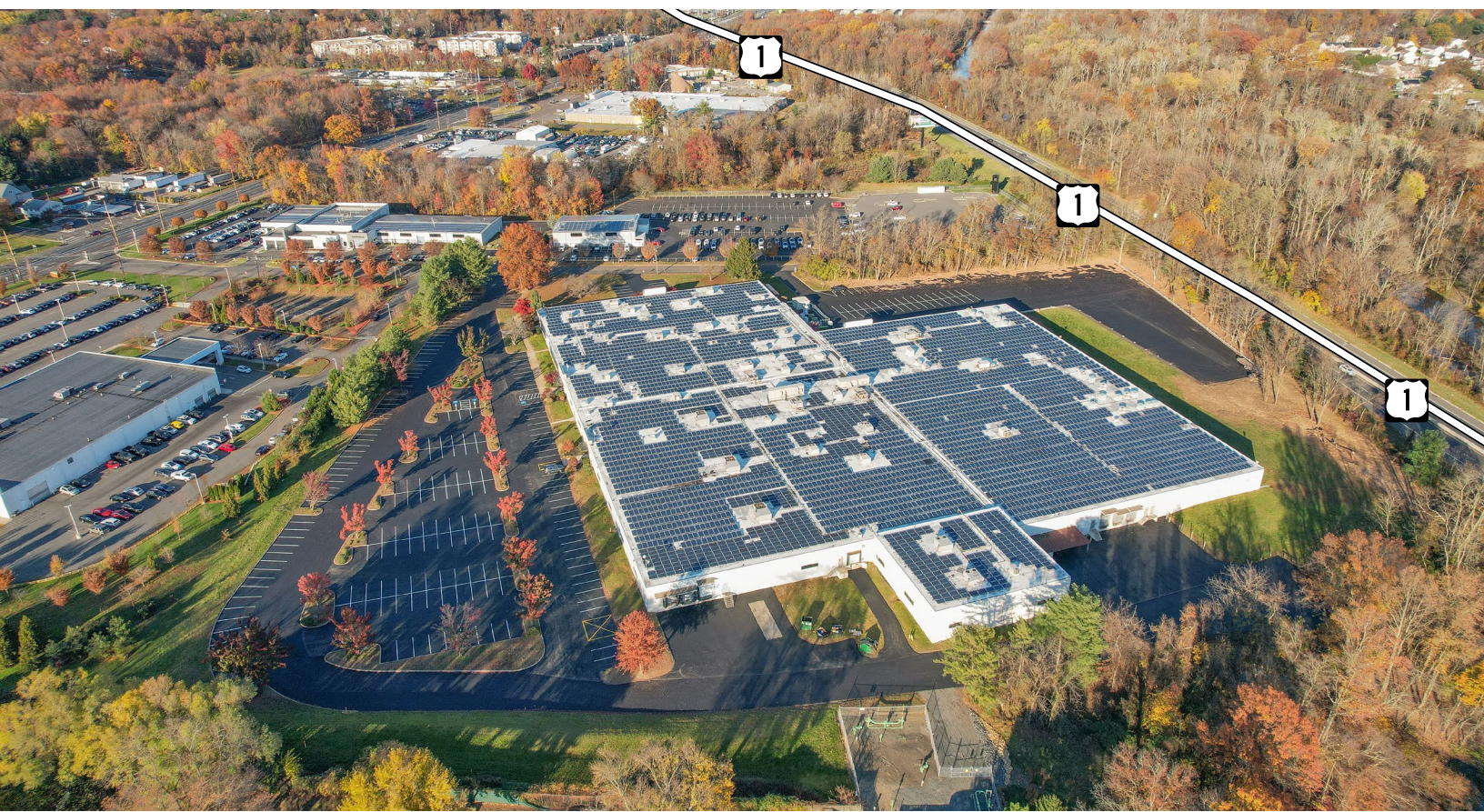


Industrial | R & D Facility

Ready for Immediate Occupancy

2572 Brunswick Pike, Lawrence Township, NJ

**AVISON
YOUNG**



Industrial | Research & Development Facility

Ready for Immediate Occupancy - **50,000 - 168,036 sf**

Newly renovated Industrial / R&D facility ready for occupancy with single or multi-tenant options. Minutes from New Jersey Turnpike with immediate proximity to Route 1 (featuring significant building visibility right off the roadway), Route 206, and I-295. This former pharmaceutical manufacturing facility has the ability to accommodate a mix of manufacturing users (heavy power and gas capacity) and traditional warehouse/distribution tenants.

Features

Available space is divisible from 50,000 to 168,036 SF. 400 parking spaces, 8 existing loading docks with the ability to add additional loading positions, and significant area for industrial outdoor storage (IOS).

Highlights

- Newly Renovated - 2023
- Ready for Immediate Occupancy, Single or Multi-Tenant Options
- Headquarters Image
- Immediate Proximity to Highways & Significant Visibility on US Route 1

Get more information

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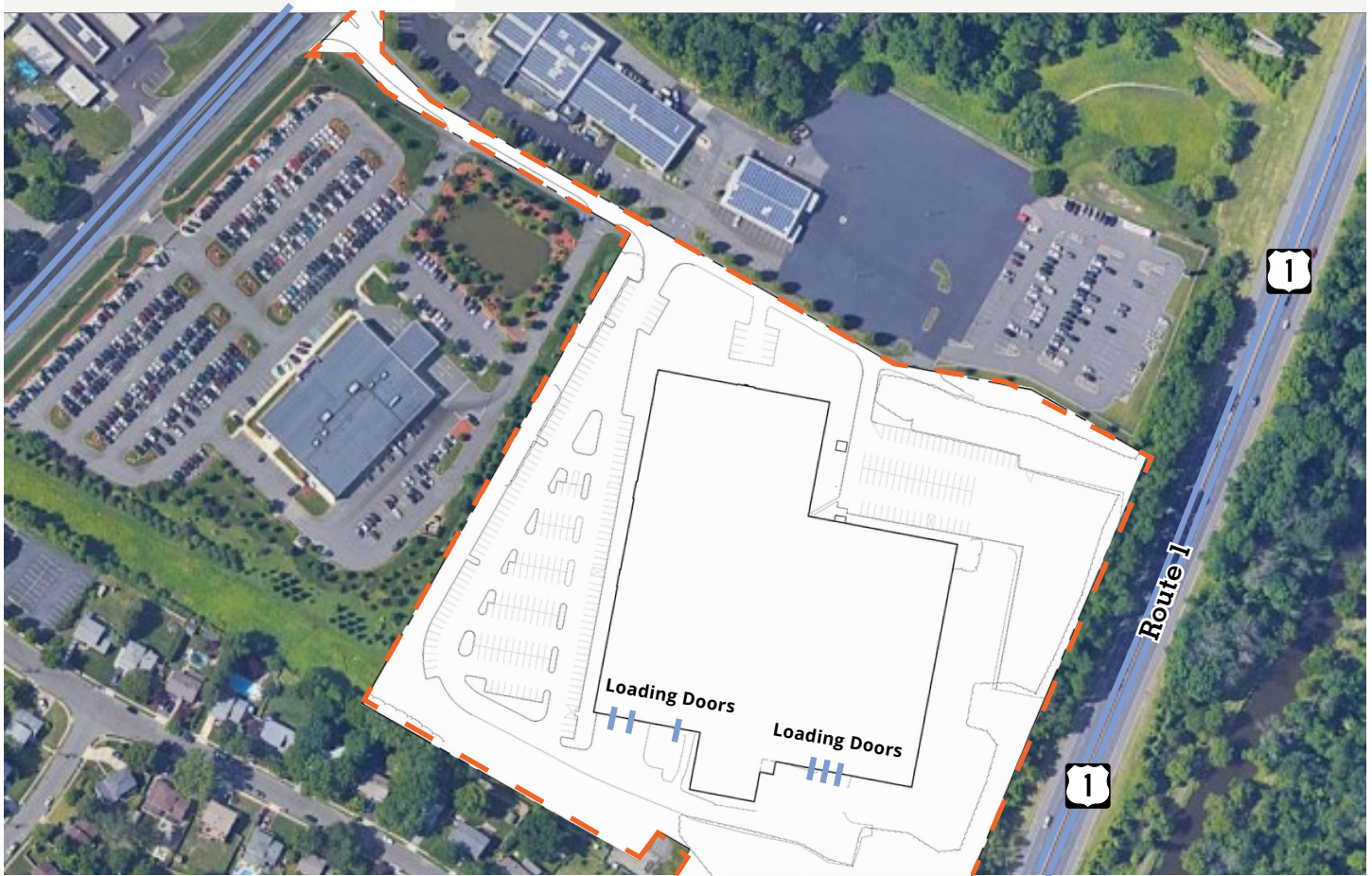
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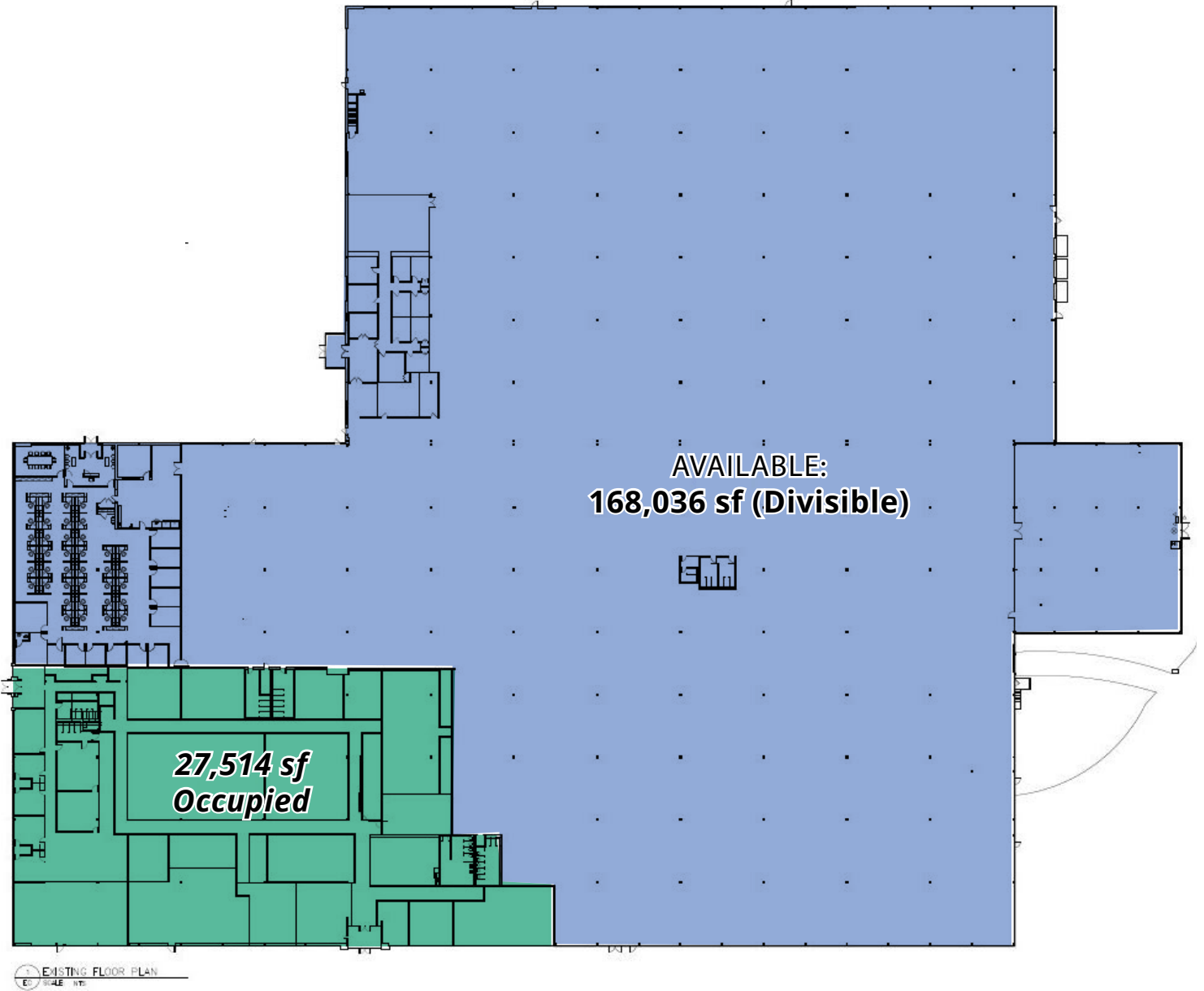
BUILDING SPECIFICATIONS

PRESENT CONFIGURATION

BUILDING AREA	■ 195,550 SF
AVAILABLE	■ Approximately 168,036 SF
CLEAR HEIGHT	■ 14'6" - 17'9" (can be raised for qualifying deals)
ACRES	■ 15.43 Acres
POWER	■ Primary Service - 5,100 amps, 277/480v ■ Secondary Service - 1,600 amps, 277/480v ■ Additional - 1.3 megawatt solar array installed on the roof
ROOF	■ Rubber Membrane, Under Warranty
SOLAR	■ 1.3 Megawatt Array - providing electricity at discount to market
LOADING DOCKS	■ 8 Existing (expandable to +/- 32)
FIRE SUPPRESSION	■ Fully Sprinklered, Wet System
PARKING SPACES	■ +/- 400 Employee Spaces
ZONING	■ Highway Commercial - with Industrial Uses by Right
HVAC	■ Fully Climate Controlled



FLOOR PLAN



INTERIOR & EXTERIOR PHOTOS



High visibility & branding opportunity from Route 1



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INTERIOR & EXTERIOR PHOTOS



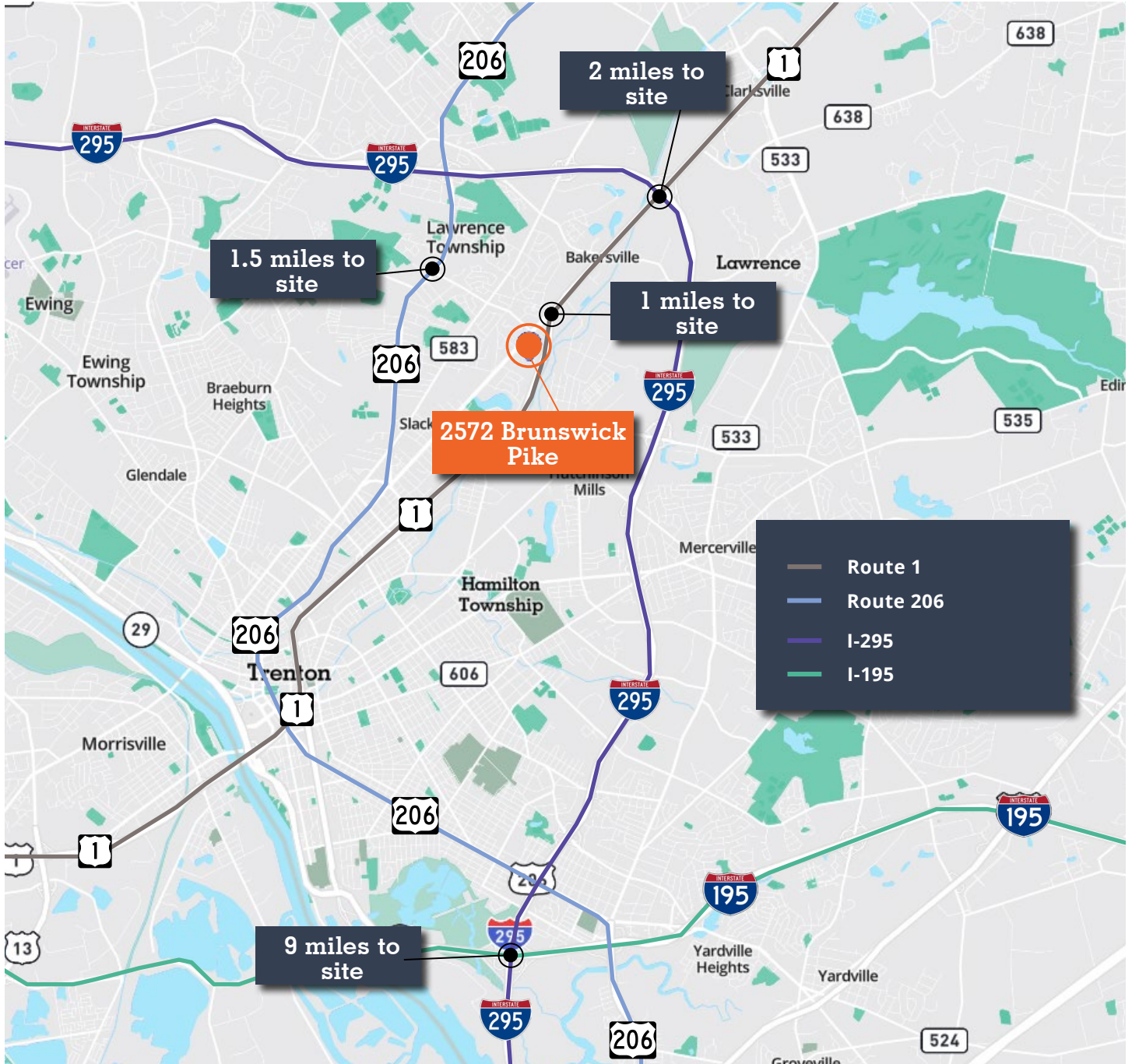
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LOCAL TRUCK ACCESS MAP



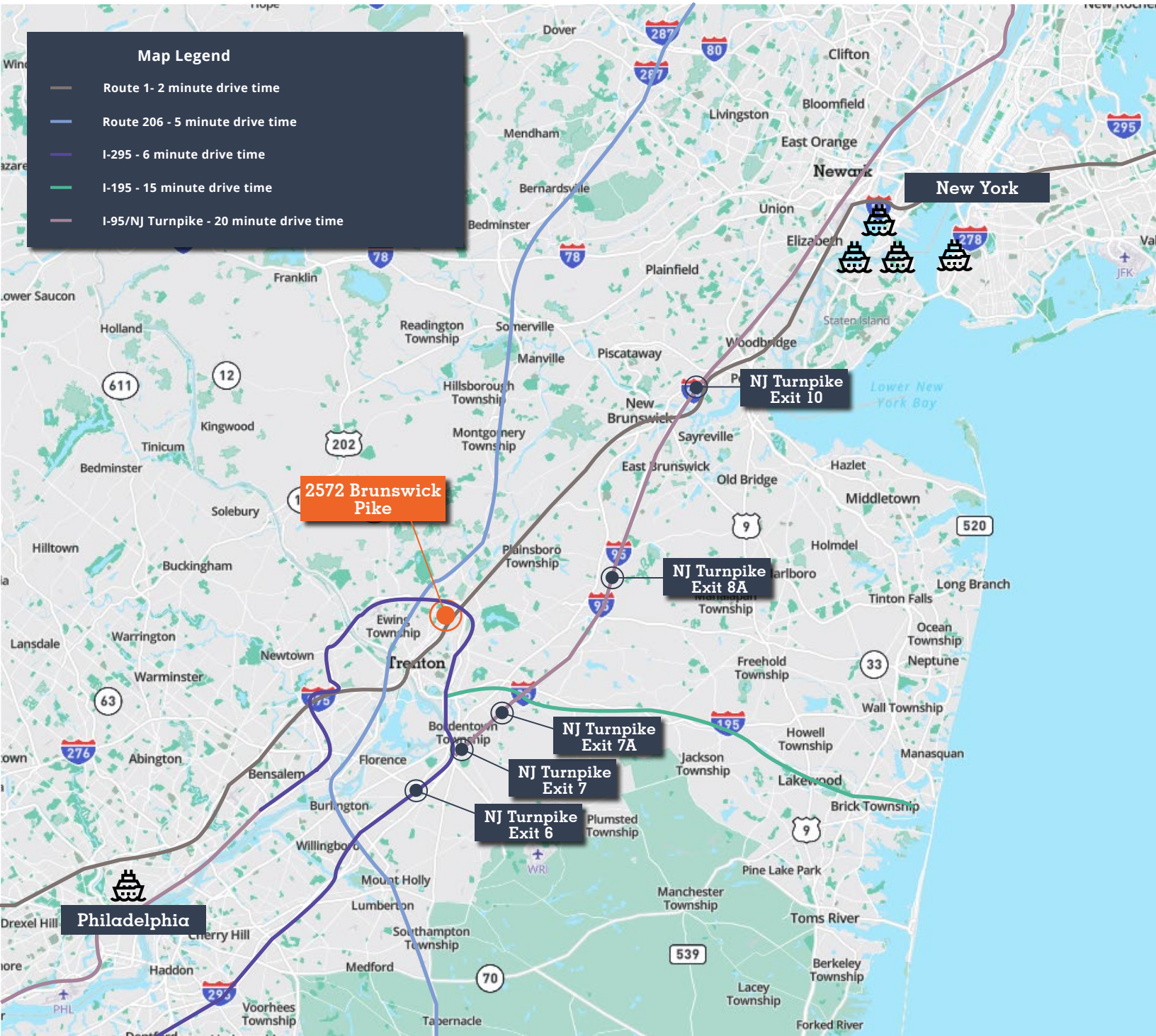
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REGIONAL TRUCK ACCESS MAP



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