

44 DeForest Ave., E. Hanover, NJ • 35,000 SF For Sale or Lease

Built-out as R&D Labs
Pilot Scale GMP Suites

Ideal Uses: R&D Formulations,
Vitamin/ Nutraceutical /Generic
Drug Manufacturing



Sale/Lease Rates:

Entire Building- \$13.50 NNN

Division - Full Floor Only - \$15.00 NNN

Sale Price: \$4,795,000 / \$126 PSF / 38,000 SF
(If sale need to include 3,000 SF front building)

Description

First Floor: Fully built-out pilot scale GMP cleanroom suites, micro-biology lab and offices
- Approx. 11,000 SF

Second Floor: Fully built-out R&D labs and offices
- Approx. 11,000 SF with five (5) hoods.

Third Floor: Locker room, lunch and meeting rooms
- Approx. 3,000 SF.

Lower Level: Storage, drive-in loading, dust collection and mechanical rooms
- Approx. 10,000 SF.

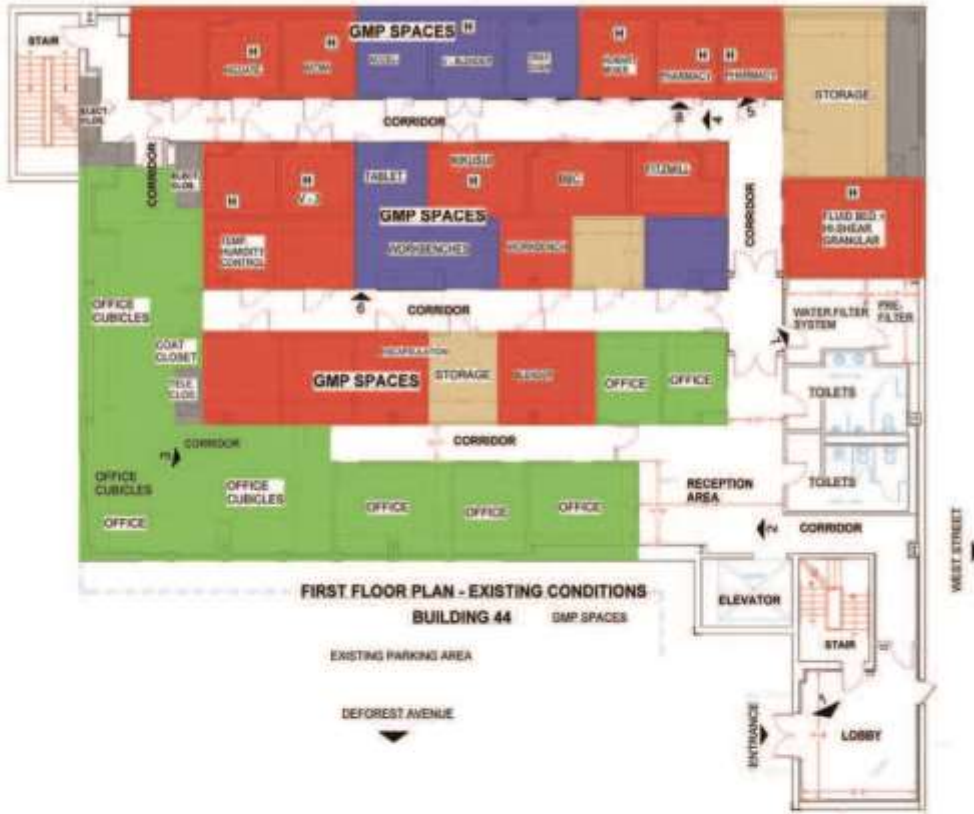
Features:

- Built out Pilot Scale GMP Suites, R&D Labs Office
- Previously occupied by Pliva, Barr Teva and Halo Pharmaceuticals
- Ample parking on site
- Will Divide- full floor only (to include share of common and mechanical areas).



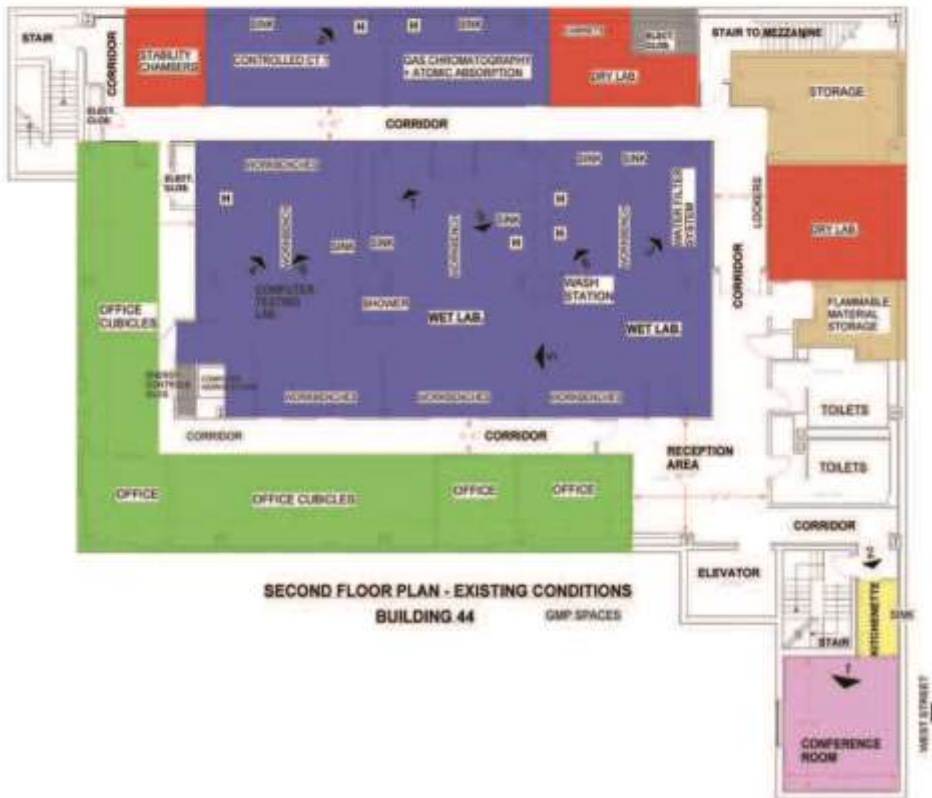
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for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



1st floor plan:

- LEGEND**
- CORRIDORS
 - DRY LABORATORIES
 - WET LABORATORIES
 - OFFICES
 - KITCHEN
 - UTILITY ROOMS
 - WAREHOUSE / STORAGE
 - EXHAUST HOOD



2nd floor plan:

- LEGEND**
- CONFERENCE ROOM
 - CORRIDORS / STAIRS
 - DRY LABORATORIES
 - WET LABORATORIES
 - OFFICES
 - KITCHEN
 - UTILITY ROOMS
 - WAREHOUSE / STORAGE
 - EXHAUST HOOD