

80,000 SF CLASS A LAB/R&D FACILITY AVAILABLE FOR LEASE



350 CARTER ROAD

PRINCETON, NEW JERSEY

350CARTER.COM

PROPERTY OVERVIEW

350 Carter Road is an 80,000 SF Class A laboratory space situated in prestigious Princeton, New Jersey. A short drive provides access to U.S. Route 1 with close proximity to the New Jersey Turnpike, Interstates 95, 195, 295, Routes 27, 31, 130, 206 and abundant area amenities including, Downtown Princeton retail and restaurants, Route 1 amenity corridor, Amtrak/NJ Transit Princeton Junction train station and Trenton-Mercer Airports. 350 Carter Road is part of the Princeton office submarket, and is well situated to draw from a highly educated, local workforce and the intellectual storehouse of Princeton University. Corporate neighbors include some of the Nation's leading life sciences companies.

PROPERTY HIGHLIGHTS

- Totally renovated and occupied by BMS until end of 2020
- 6 Chemistry/Process/General labs, 2 NMR suites, 2 instrument labs, 1 SPS lab, 1 quarantine lab, and 1 BSL2+ lab
- Fume Hoods: 74 - 8' fume hoods equipped with nitrogen, compressed air, vacuum and water; 5 - 8' walk-in fume hoods
- 4 cold rooms (4°C), 2 rated solvent storage rooms, and central glass wash room
- Campus setting with dedicated parking (repaved in 2018)
- Best-in-class infrastructure including:
 - NEW roofing (20 year warranty), LED lighting, CO2 & helium piping, liquid nitrogen for NMR suites, hot & cold water pumps, two (2) new hot water heaters
 - Ultrapure water systems
- 30 x 30 column spacing and 14' clear height
- Dual 13.8 KV power supply with on-site substation and 350 kW emergency generator
- Expandable by 15,000 SF to accommodate uses including manufacturing/pilot/warehouse
- CCTV Security System





FLOOR PLANS

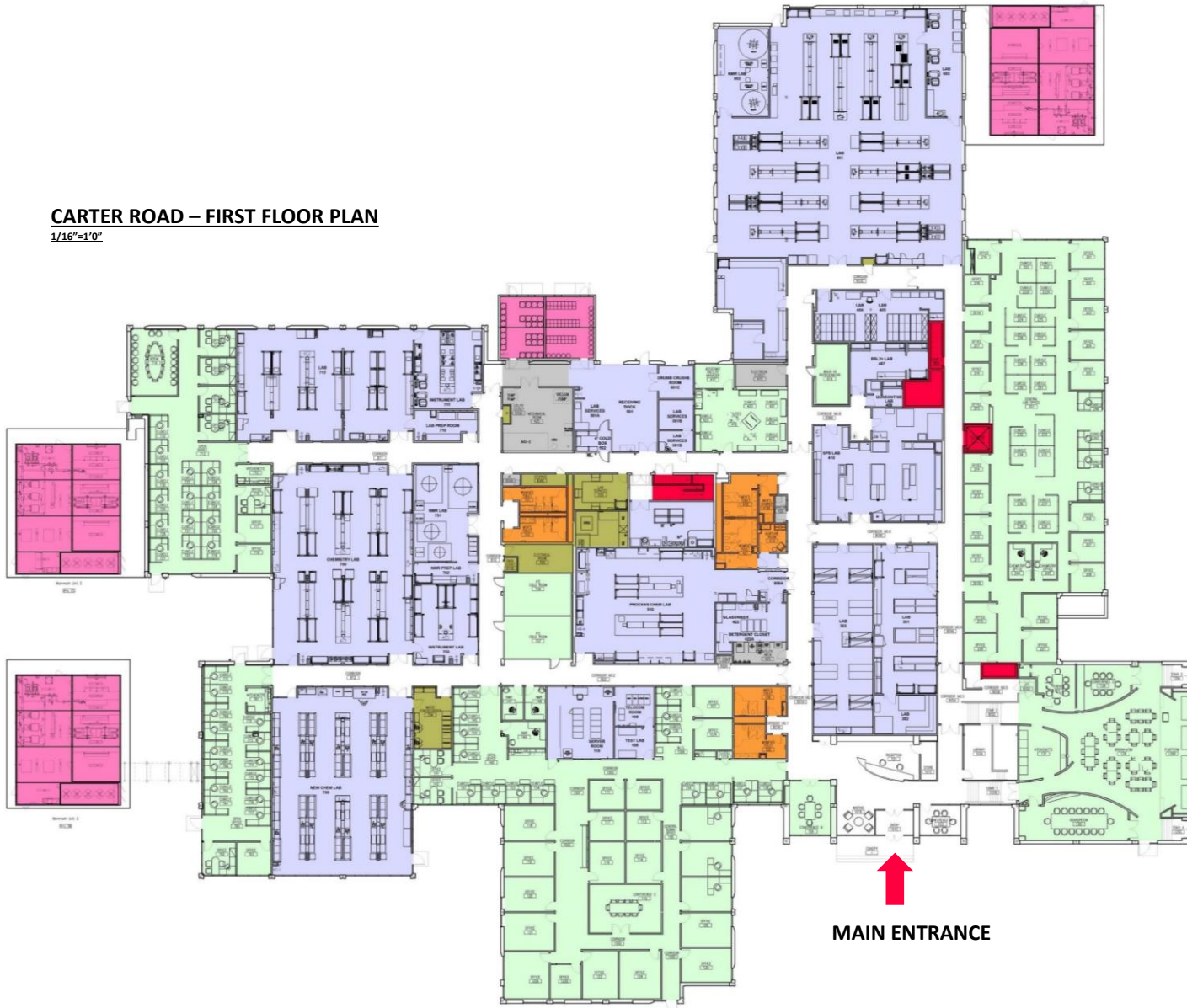
SINGLE TENANT PLAN



CLICK HERE TO
VIEW SPACE IN 3D

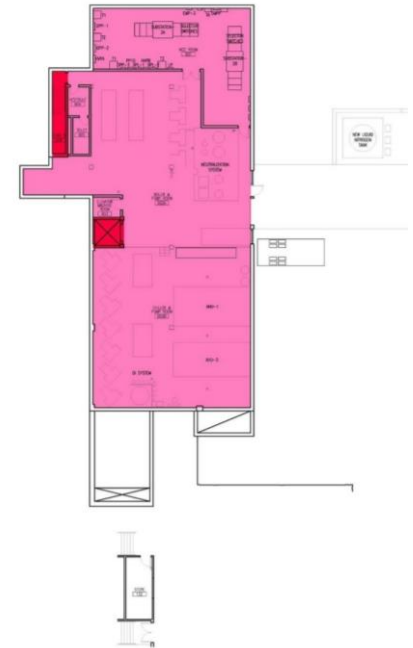
CARTER ROAD – FIRST FLOOR PLAN

1/16"=1'0"



CARTER ROAD – BASEMENT FLOOR PLAN

1/16"=1'0"



USF BUILDING AREA

- BUILDING OFFICE COMMON AREA
- OFFICES
- LABS
- UTILITY
- MECHANICAL
- STORAGE
- TOILETS
- VERTICAL PENETRATIONS

FLOOR PLANS

THREE TENANT PLAN

TENANT 1 TENANT 2 TENANT 3 COMMON AREA



CLICK HERE TO VIEW SPACE IN 3D

Tenant #1
32,192 RSF | 25,033 USF

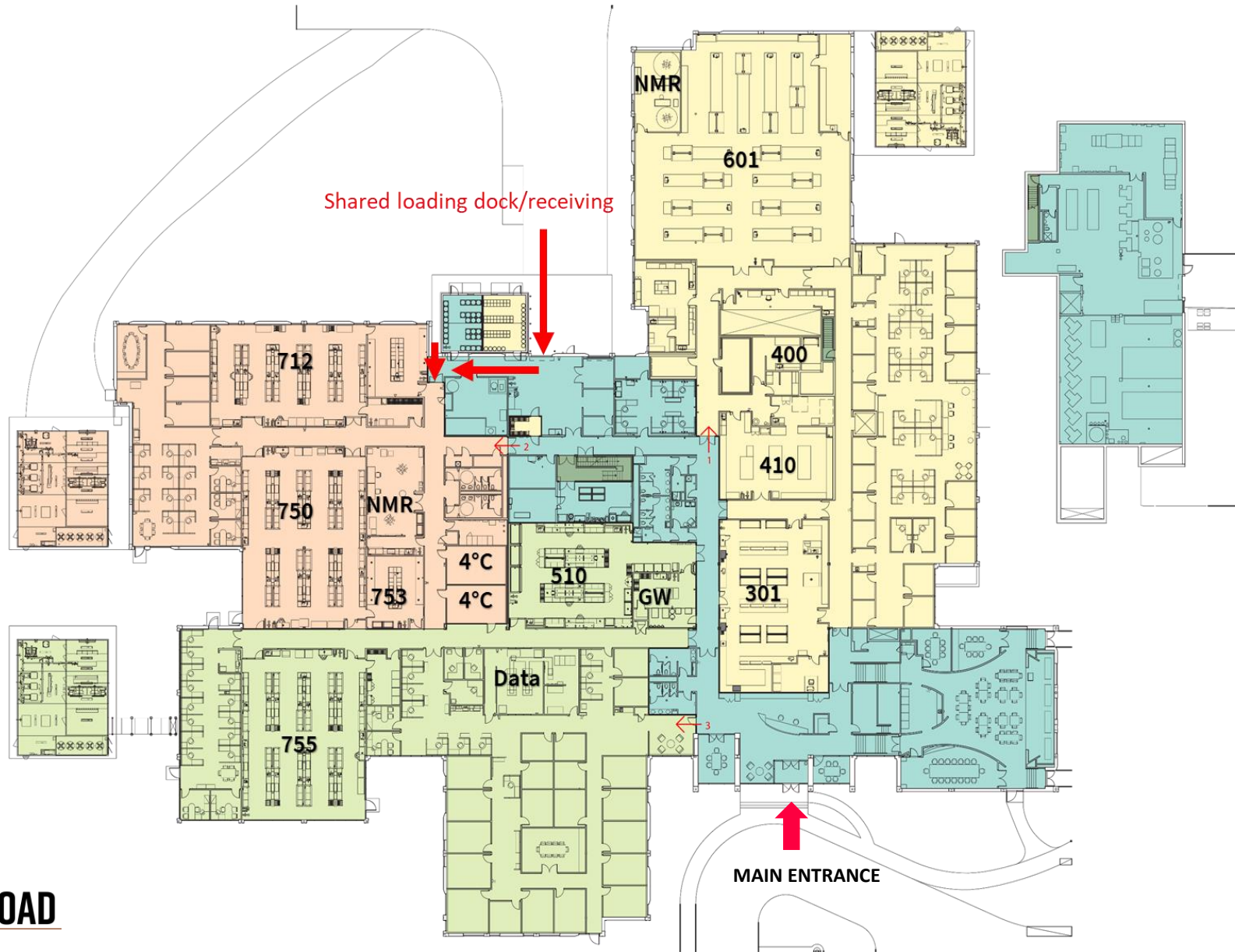
Lab 601	24 - 8' fume hoods 2 - 8' walk-in fume hoods
Lab 400	1 - 6' fume hoods
Lab 410	1 - 4' fume hood 1 - 6' fume hood
Lab 301	10 - 8' fume hoods

Tenant #2
20,914 RSF | 16,263 USF

Lab 712	8 - 8' fume hoods
Lab 750	15 - 8' fume hoods
Lab 753	4 - 8' fume hoods
NMR	1 - 6' fume hood

Tenant #3
26,283 RSF | 20,438 USF

Lab 755	15 - 8' fume hoods
Lab 510	1 - 4' fume hood 6 - 8' fume hoods 2 - 8' walk-in fume hoods 1 - 10' walk-in fume hood



AREA AMENITIES



Restaurants & Bars



Retail



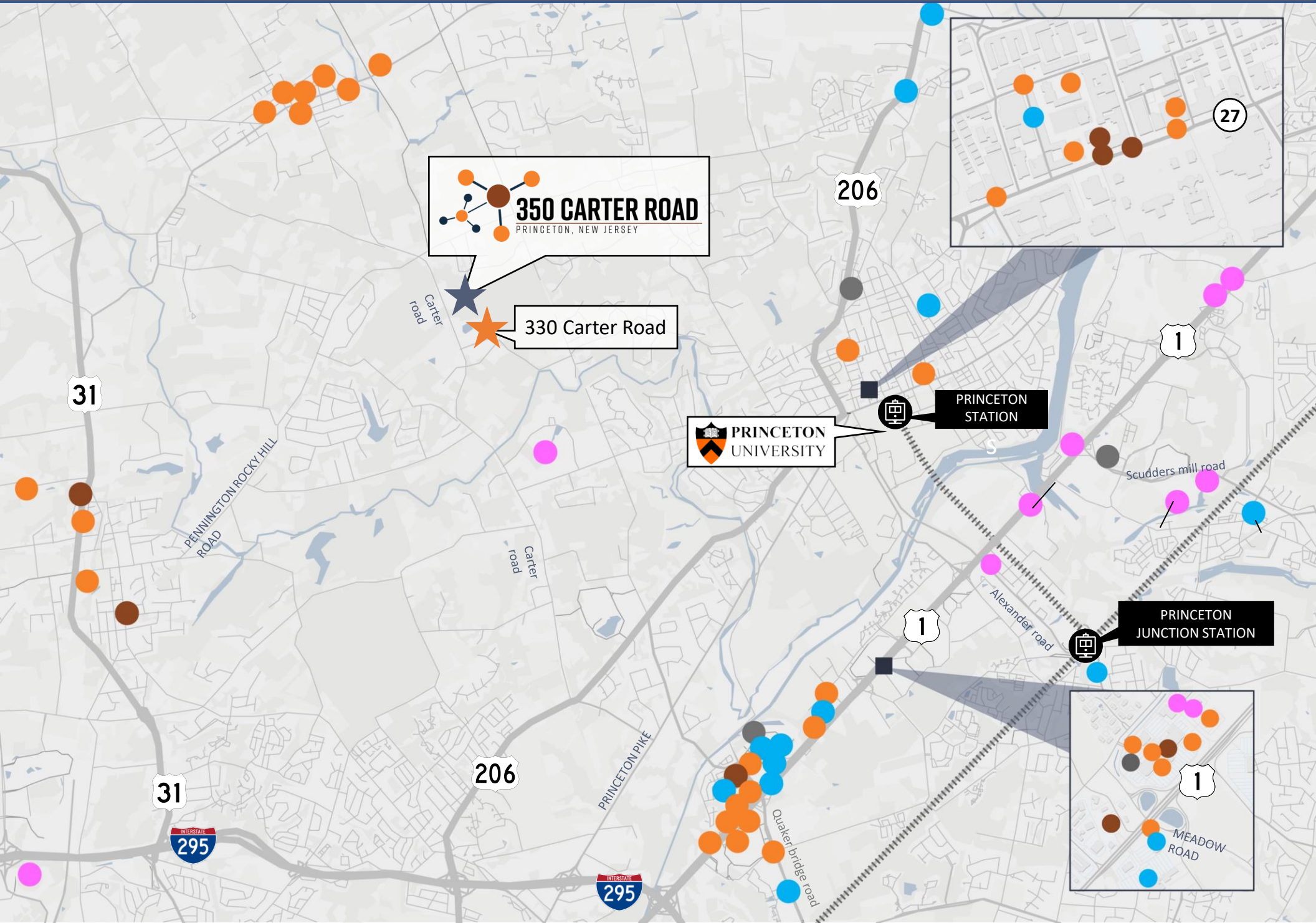
Hotels



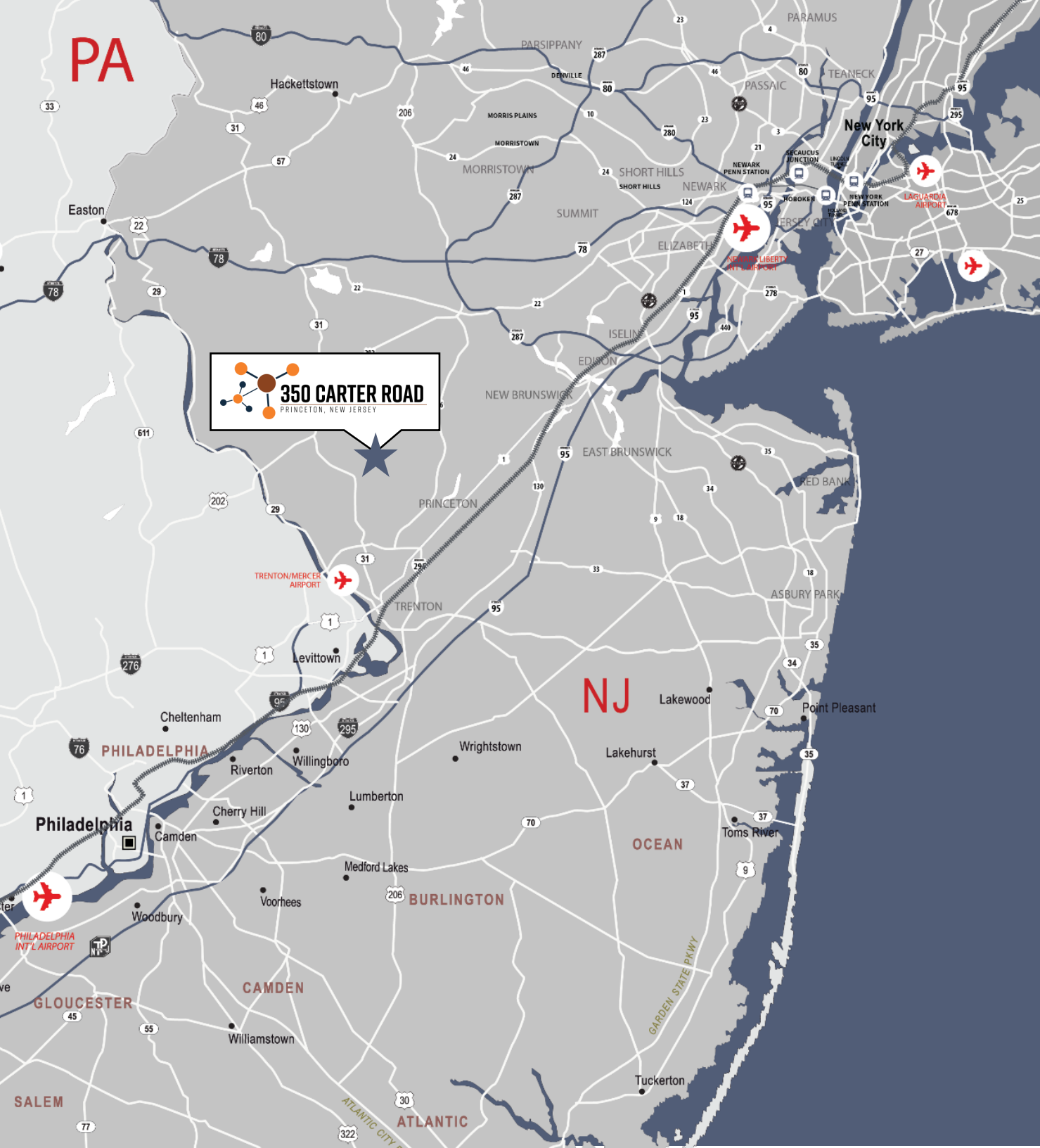
Coffee & Convenience



Fitness



PA



350 CARTER ROAD
PRINCETON, NEW JERSEY

REGIONAL

Centrally located between New York City and Philadelphia, along the Boston to Washington D.C. Northeast Corridor of AMTRAK rail, the building is well situated less than 30 minutes of the East Coast's main Interstate Highway, Interstate 95.



Located off Route 206 with access to Routes 1, 27, 33, 130 and Interstates 95, 195, 295 and the NJ Turnpike.



+/- 19 miles from three NJ Transit/AMTRAK train stations along the Northeast Corridor with service to and from New York Penn Station in Midtown Manhattan, Philadelphia, Boston to Washington, D.C.



+/- 50 miles from two International airports – Newark Liberty and Philadelphia

Less than 13 miles from Trenton-Mercer Airport



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For more information or to arrange a tour, please contact:

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