

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: \$4,975,500 / \$130 PSF / 38,000 SF
(If sale need to include 3,000 SF front building)

Description

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

Second Floor: Fully built-out R&D labs and offices
- Approx. 11,000 SF.

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.

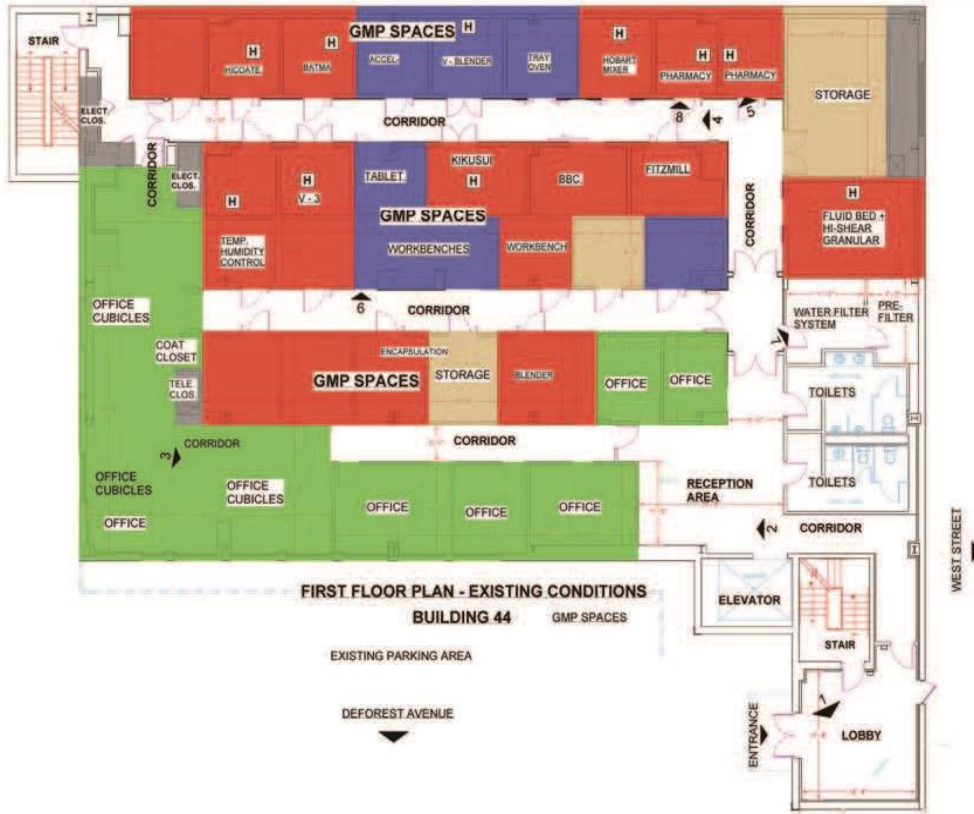
Features:

- 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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1st floor plan:



2nd floor plan:

