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).





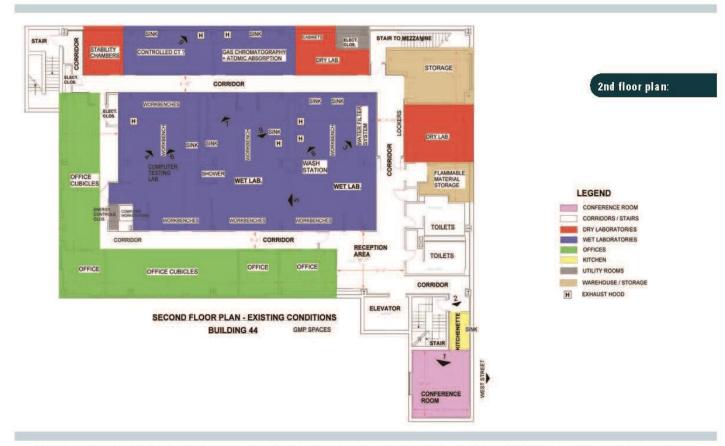




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