## 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).





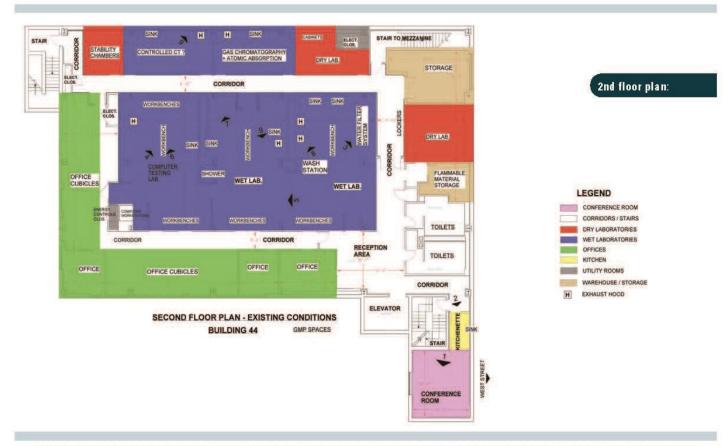




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