

# Lease/Sale

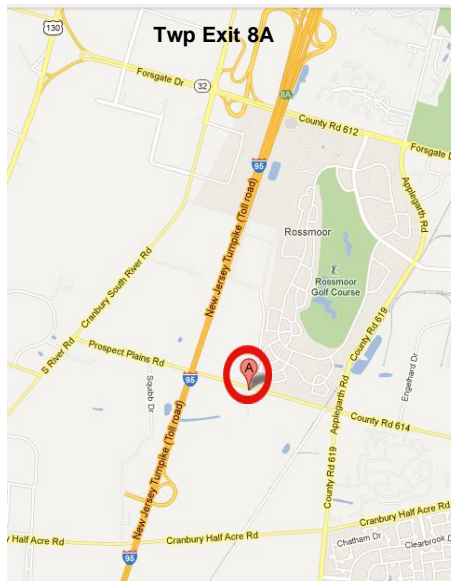
## 5,000 - 100,000 SF



## Matrix Corporate Campus 259 Prospect Plains Road, Cranbury NJ

### Available Space

Bldg	SF	Facility
E-1	23,909	Office/Lab
E-2	5,200	Warehouse
F	18,064	Office
I	18,251	Office/Data Center
J	25,439	Office
L	8,541	Office/Lab
M	2,000	Office
M	4,050	Auditorium, 235 Seats
105,454		



**82.53 Acres Campus**

**14 Buildings and additional  
Land Parcels for Sale or Lease**

•Uses: Office, Warehouse, Lab, Flex,  
Sports and Entertainment

•Sale: \$100.00 SF

**Lease Rates:**

•Office \$22.00SF plus utilities  
and janitorial

•Warehouse \$7.00SF plus all  
operating expenses

•Free on-site parking

•Various tail gate/drive in  
openings

•Zoned: Light Industrial

•Strategic & Convenient location  
with Turnpike frontage

•At Exit 8A NJTPK; close to  
Route 130



Commercial Real Estate Services, Worldwide.

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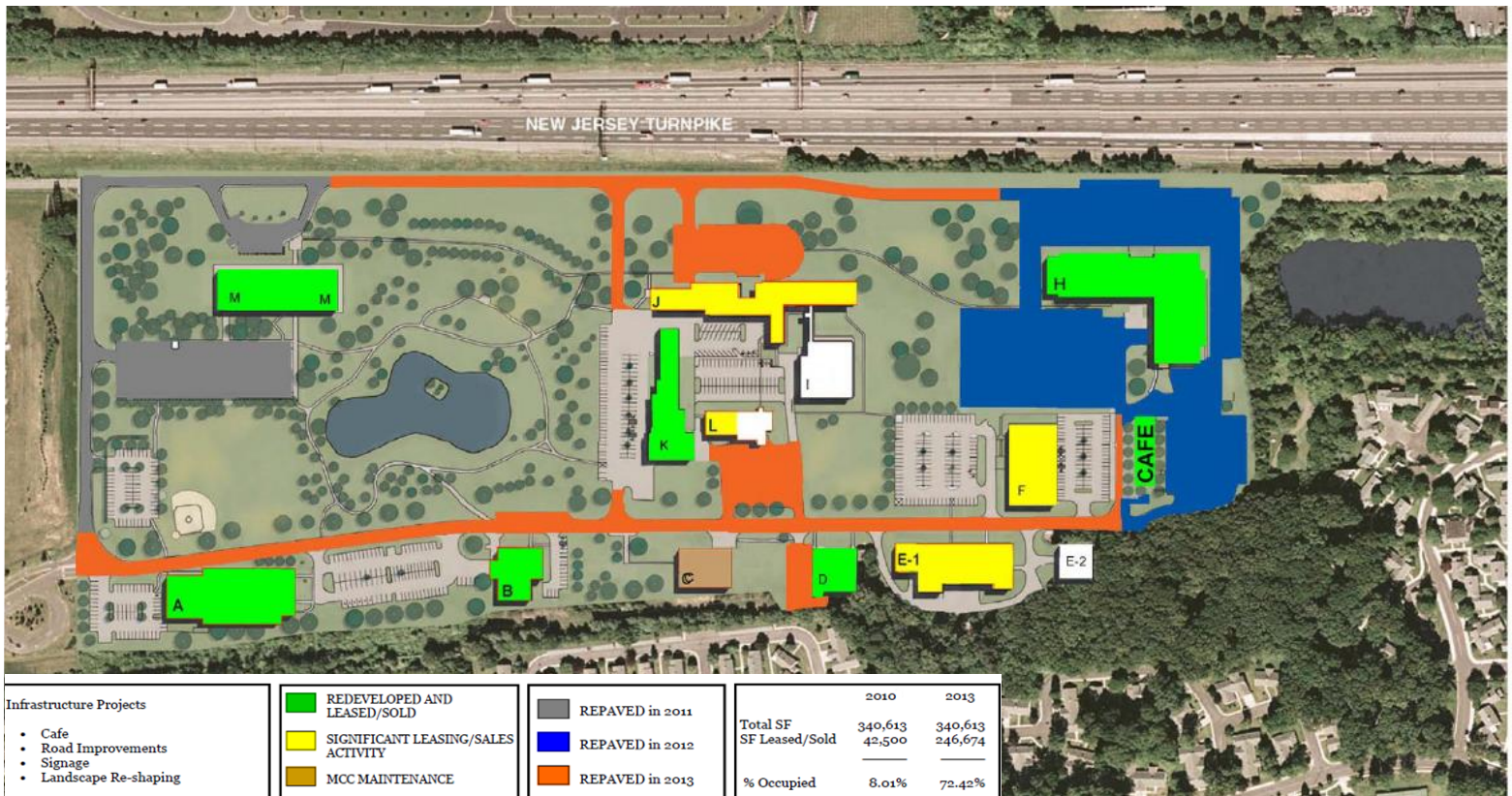
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

### Contact Information:

**Gerard J. Fennelly**

**Patrick Dintrone**

**Call: 609-520-0061**



# Matrix Corporate Campus

## 259 Prospect Plains Road, Cranbury NJ

Matrix Corporate Center is the ideal solution for companies looking to own or lease their own building within the Greater Princeton Market.

Join AmeriHealth, Bracco Research, ADP & Innophos as Tenants



- 5,000 to 50,000 SF Buildings available
- Class A Offices in Corporate Campus Setting
- New Cafeteria & Amenities Building under construction
- Matrix Corporate Center offers fourteen existing buildings and additional land parcels for sale or lease, and features high visibility to more than 160,000 vehicles per day traveling the New Jersey Turnpike with over 2,000' of frontage on the NJTP.
- Numerous restaurants, shops, and hotels are located within minutes.

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Before



After



**AmeriHealth (Bldg M)**  
**Matrix Corporate Campus**  
 259 Prospect Plains Road, Cranbury NJ

Before



Before



After



# Building J

## Matrix Corporate Campus

259 Prospect Plains Road, Cranbury NJ



Before



After



**Gary's Café (Bldg G)**  
**Matrix Corporate Campus**  
259 Prospect Plains Road, Cranbury NJ



Before



After

# Bracco (Bldg H)

## Matrix Corporate Campus

259 Prospect Plains Road, Cranbury NJ





# PeriGen (Bldg J)

## Matrix Corporate Campus

259 Prospect Plains Road, Cranbury NJ