



8 KING ROAD
Rockleigh, NJ

CLASS A
LIFE SCIENCE COMPLEX
204,495 RSF TOTAL SF

BUILDING FEATURES

SPECIAL FEATURES

- Laboratories served by DI water, oxygen, nitrogen, and argon, with at least one specialized laboratory served by Acetylene
- Wet Labs on the first floor
- Fully redundant power from 2 separate and independent substations (1 in NYS and 1 in NJ)
- Mission critical operation center
- Headquarter quality finishes and furnishings
- UPS equipment provides uninterrupted power until the emergency generator activates.
- 150 person auditorium divisible to 4 smaller conference rooms
- State of the art communications,
- Building management systems for daylight harvesting (electrical usage), employee heat map, usage tracker, conference room reservation, and emergency management for all critical infrastructure



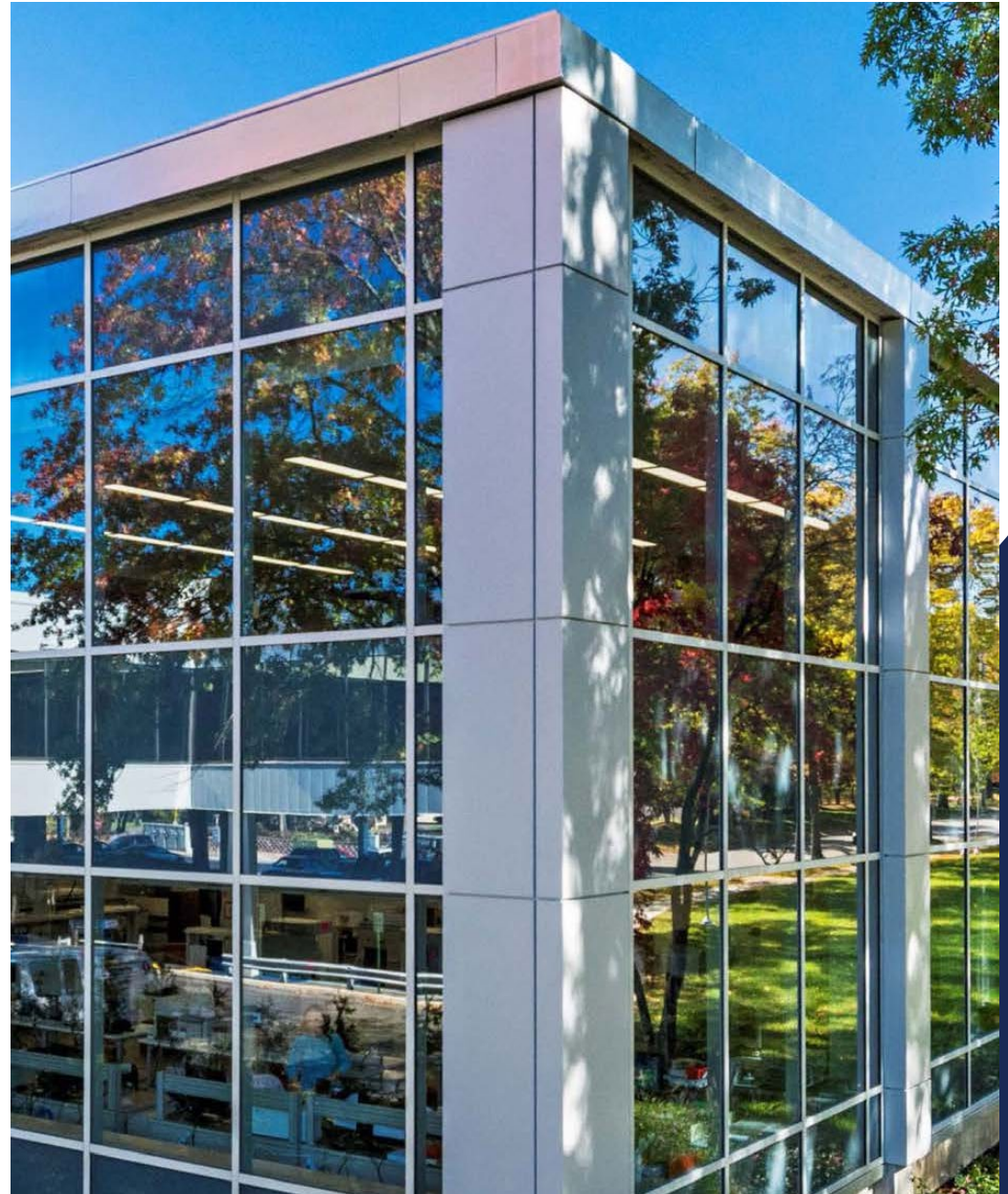
BUILDING FEATURES

SPECIFICATIONS

- 204,495 SF specialized life science laboratory and headquarters complex
- 110,365 SF or 54% of the total RSF is lab space
- 12,926 SF High Bay Warehouse – 30'0" clear height
- 5,427 SF Data Center - dedicated HVAC system (CRAC) units with DX backup
- Dual electric feeds from two separate and independent substations (1 in NYS and 1 in NJ)
- Five loading docks with dock levelers and overhead motors that control rolling steel doors
- Two 500-ton Marley cross-flow cooling towers
- Steam – Two redundant 200 HP gas fired boilers for heat and humidification
- Chilled Water – Two redundant 500-ton Carrier electric centrifugal chillers
- Electrical - two fully redundant 13.2/7.6V, 3 phase, 60 Hz main electrical service feeds, one from each of two independent Rockland Electric Company substations (Closter, NJ and Sparkill, NY)
- **East Building:** Fully-redundant, N+1, diesel-fueled, 2,250 kVA emergency generators operating through an automatic transfer switch with integral belly-tanks and supplementary connections to a free-standing, independent 20,000 gallon above-ground, double-walled fuel-oil storage reserve
- **West Building:** diesel-fueled, 1,000 kVA emergency generator with integral belly-tank and supplementary connections to a free-standing, independent 20,000 gallon above-ground, double-walled fuel-oil storage reserve; provides sufficient stand-by power to supply 100% of operations within the West Building

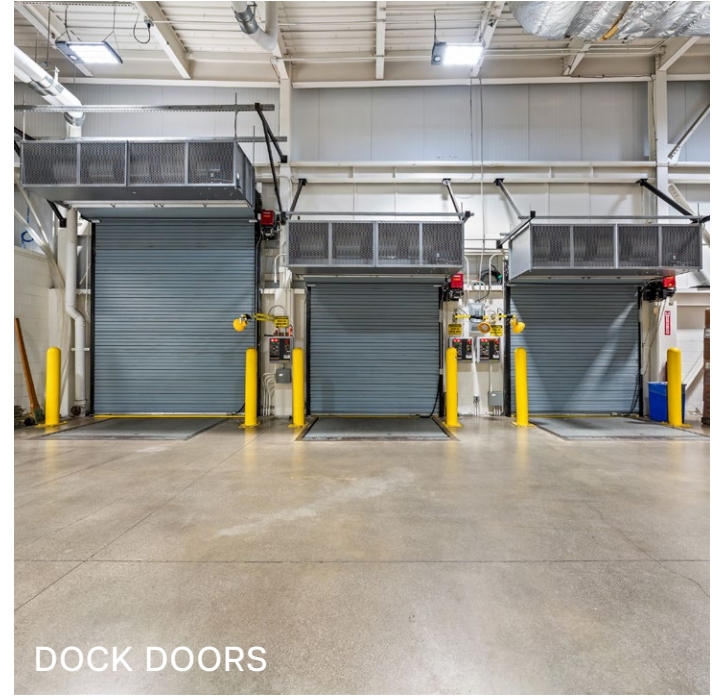
AMENITIES

- Café with 125 person capacity
- High quality Fitness center with state-of-the-art equipment
- Covered parking
- Parking ratio s/b 3.07/1,000
- Heated/cooled concourse skyway connecting both buildings





LABORATORY



DOCK DOORS



TYPICAL OFFICE



WAREHOUSE



BOARD ROOM



CAFETERIA



FITNESS CENTER



CONFERENCE CENTER

SITE PLAN



WEST BUILDING

Office and Auditorium	62,588 SF
Lobby	2,496 SF
Total West Building	65,084 SF

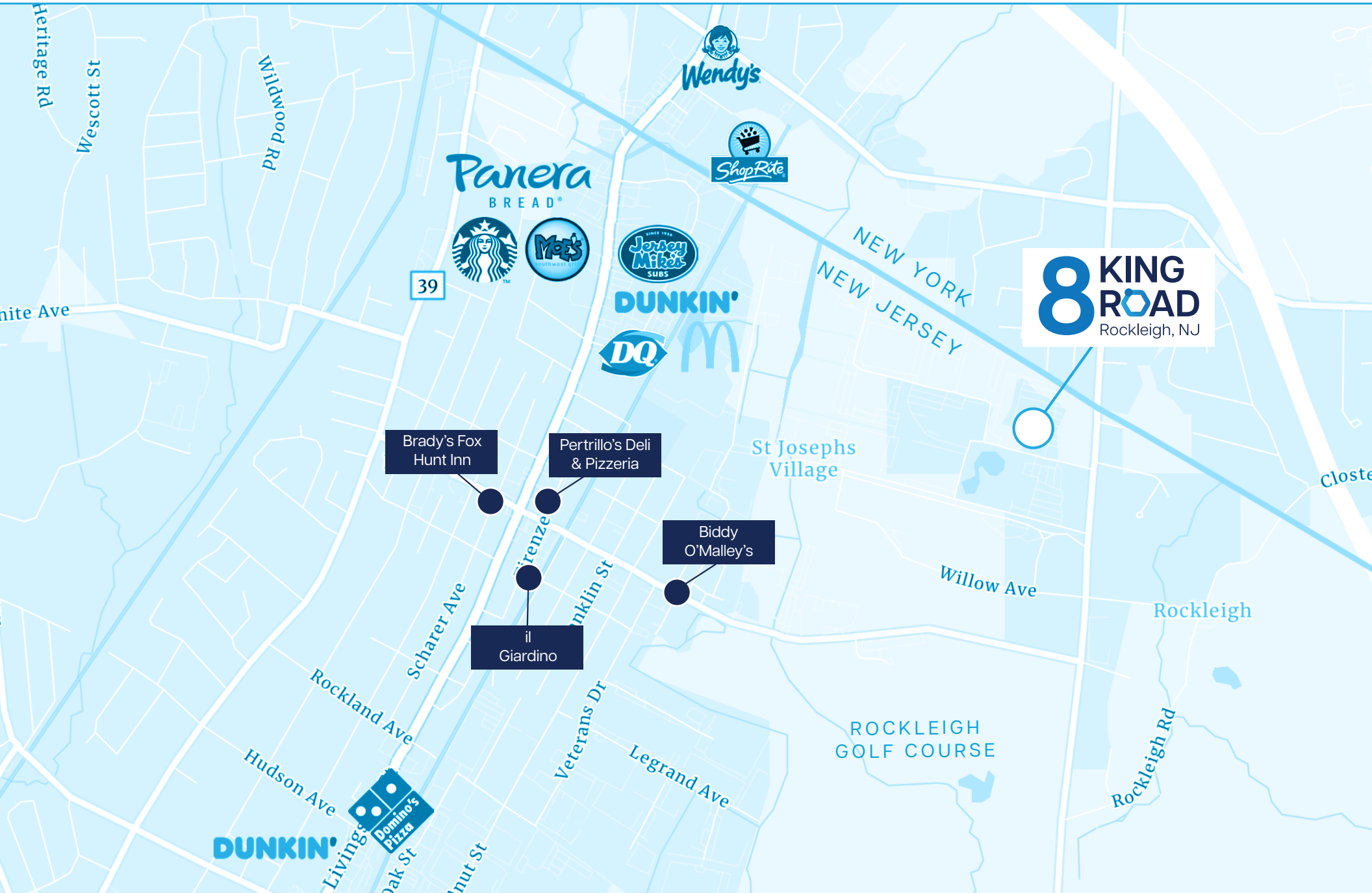
EAST BUILDING

Lab Space	110,365 SF
Data Center	5,427 SF
Common/Amenity	10,693 SF
Warehouse	12,926 SF
Total East Building	139,411 SF
TOTAL EAST & WEST BUILDINGS	204,495 SF

COUNTY:
BERGEN COUNTY

ZONING:
C ZONE - LIGHT INDUSTRIAL

AREA AMENITIES



AREA TRANSPORTATION



BRIDGES

- 1 Governor Mario M. Cuomo Bridge
- 2 George Washington Bridge

AIRPORTS

- 3 John F. Kennedy Intl. Airport
- 4 LaGuardia Airport
- 5 New York Stewart Intl. Airport
- 6 Newark Liberty Intl. Airport
- 7 Westchester County Airport



14 MILES To George Washington Bridge

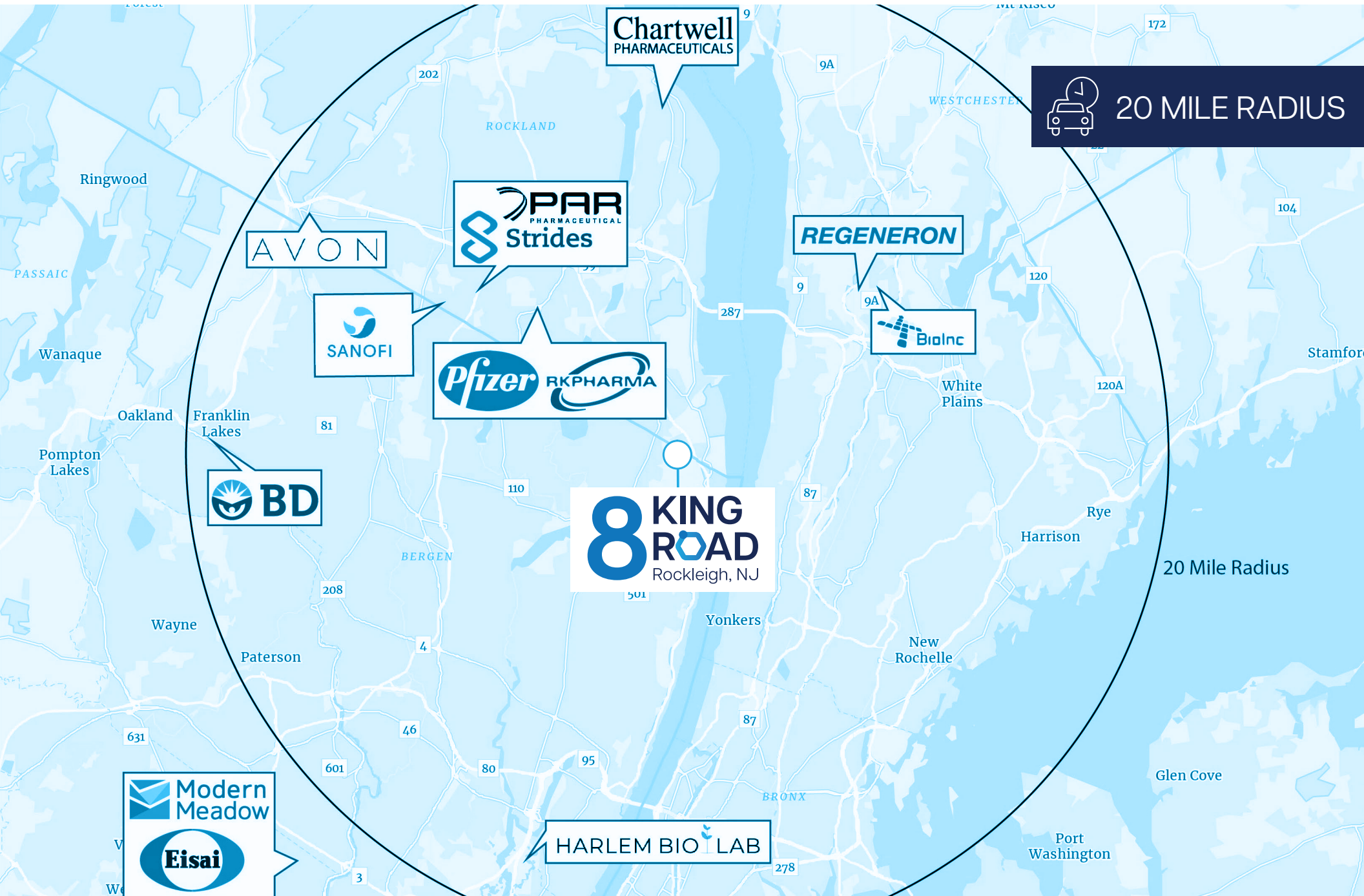


45 MINS Drive to New York City



7 MILES To Governor Mario M. Cuomo Bridge

LIFE SCIENCE ECOSYSTEM

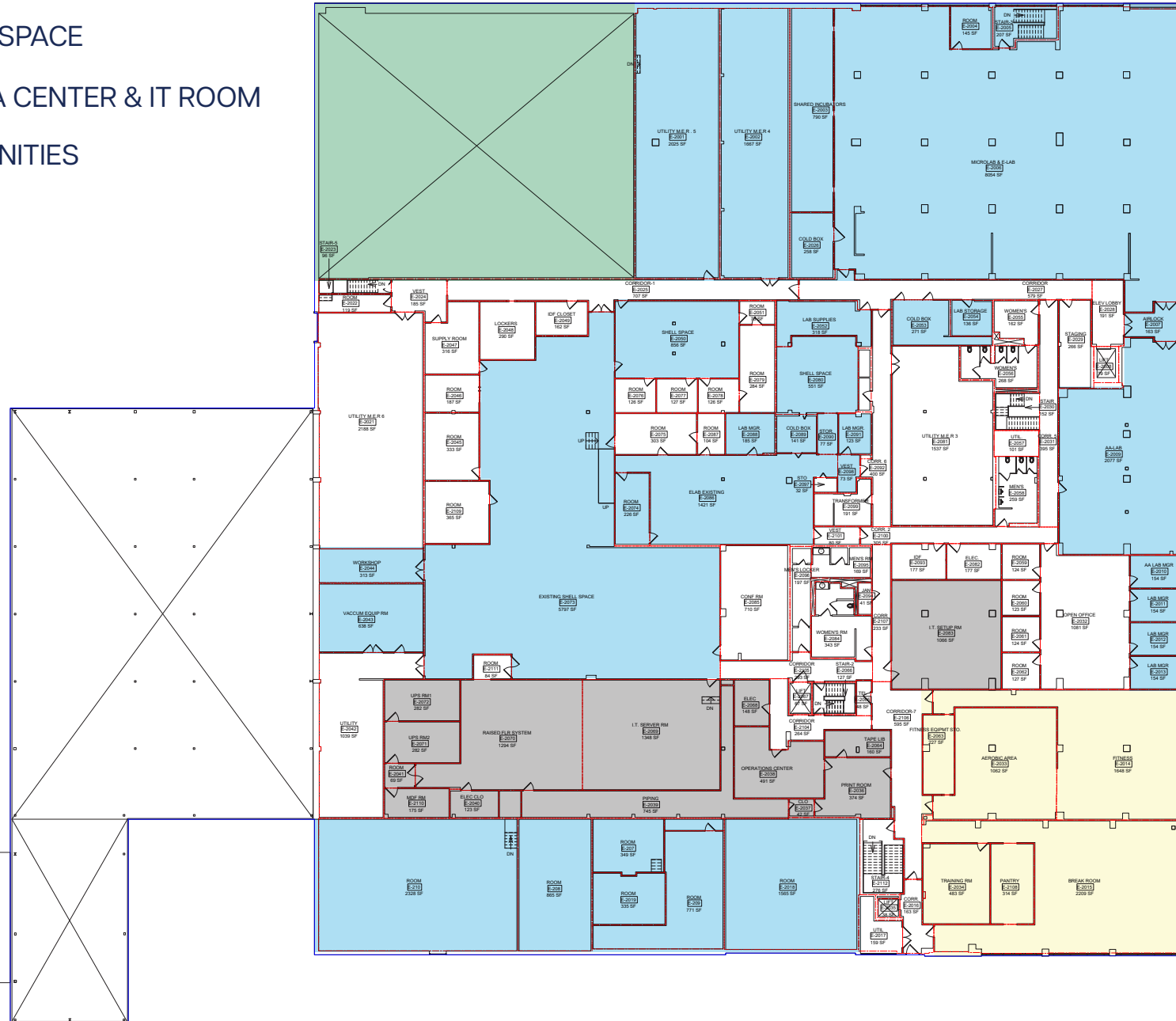


 20 MILE RADIUS

20 Mile Radius

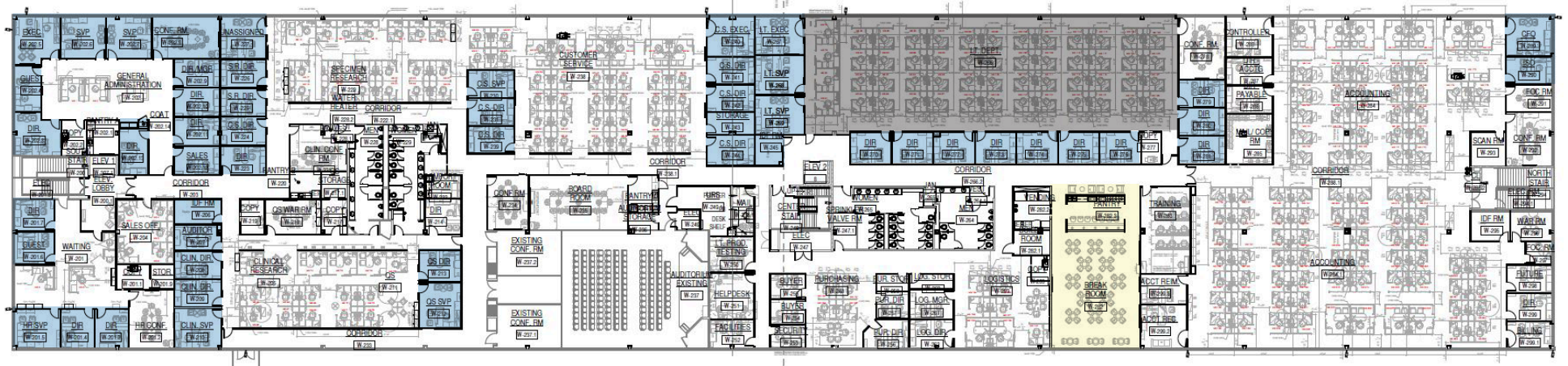
EAST BUILDING 2ND FLOOR LAB SPACE

- HIGH BAY WAREHOUSE
- LAB SPACE
- DATA CENTER & IT ROOM
- AMENITIES



WEST BUILDING | 2ND FLOOR

EXECUTIVE OFFICES, ADMINISTRATIVE, OPERATIONS & CONFERENCING



- DATA CENTER & IT ROOM
- AMENITIES
- EXECUTIVE OFFICES



JOSEPH FETTERMAN

Licensed Salesperson

Executive Vice President

+1 215 928 7541

joseph.fetterman@colliers.com

CHARLIE HATFIELD

Licensed Salesperson

Executive Managing Director

+1 609 297 5177

charlie.hatfield@colliers.com

No representation is made as to the accuracy of the information furnished herein and same is submitted subject to errors, omissions, change of prices, rental, or other conditions, prior sale, lease, sublease, and/or withdrawal without notice. While every attempt is made to ensure accuracy, the floor plan(s) is for guidance only. The measurements, dimensions, specifications, and other data shown are approximate and may not be to scale. We assume no responsibility for the accuracy of the floor plan(s) or for any action taken in reliance thereon. The floor plan(s) do not create any representation, warranty or contract. All parties should consult a professional, such as an architect, to verify the information contained herein. The furnishing of this information shall not be deemed a hiring. A commission in accordance with our principal's schedule of rates and conditions will be paid to the procuring Broker who executes our or our principal's brokerage agreement, subject to a fully consummated transaction upon terms and conditions acceptable to our principal. Colliers International NJ, LLC