

Property Information

150 Pierce Street, Franklin Township, NJ

Located at the intersection of World's Fair Drive and Pierce Street in Franklin Township, New Jersey, the former Unilever Bestfoods Technical Center is a state-of-the-art research and development facility that is **available for sale or lease and may be divided**. The property features over 57,000 square feet of lab space as well as a versatile, multi-function Pilot Plant with 26 foot clear height and extensive infrastructure. Components of the entire building include:

Zoning: The subject property is located within the M2 zone: Light Manufacturing. Among the uses allowed are biological, chemical, dental, electronic, pharmaceutical, and general laboratories, including warehousing.

Incentive: The property is located in the **Innovation Zone**

Land: +/- 17 acres; relatively flat with wooded areas

Space: +/- 133,686 square feet. One and two story R&D, lab and office facility. Approximate square footage breakdown as follows: +/- 57,485 square feet - laboratories and lab support area; +/-40,106 square feet - office administration; +/- 14,705 square feet - pilot plant manufacturing areas; +/-21,390 square feet - engineering, warehouse, quality assurance and miscellaneous support functions. Additional +/- 1,000 square feet detached one-story moated chemical storage building.

Sprinklered: • Fully sprinklered throughout

Dock Doors: • One loading dock with hydraulic lift

Construction:

- Brick and steel clad structure supported by steel frame and masonry foundation
- Steel-framed thermopane fixed windows
- Gas-fired forced air heating system
- One Passenger/service elevator, 4,000 lbs. capacity
- Employee cafeteria with adjacent outdoor area
- High security video cameras throughout with perimeter and card access

For more information or to arrange for an inspection please contact:

Frank Gunsberg
Executive Managing Director
973.299.3088
fgunsberg@fswre.com



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- Pilot Plant:**
- 26' clear
 - Natural gas
 - Hot water
 - Versatile area layout for multiple operations
 - Vacuum system
 - Explosion proof room
 - 12 temperature controlled rooms of various sizes
 - Floor drains
- Boilers:**
- 4 Cleaver Brooks, Gas Fired
 - #1 & 2 - Hot Water: 200 HP
 - #3 - Low Pressure Steam: 125 HP
 - #4 - High Pressure Steam: 60 HP
- HVAC:**
- 9 Roof top units providing 982 tons of capacity
 - Lab areas supplied with 100% outdoor air recirculation. Full specifications are available.
- Fume Hoods:**
- Combination of chemical and bio hoods (36 in total) located throughout the lab areas as well as 14 kitchen hoods that may be converted
- Parking:**
- 280 car capacity paved and lighted parking area (expandable)
- Lighting:**
- Combination of recessed fluorescent, industrial fluorescent, industrial metal halide, & recessed metal halide
- Electric/Gas:**
- Two 1,500 KVA PSE&G, pad mounted 13.2 KV 480 / 277 Volt transformers. Emergency Power - indoor 25 KW diesel 480/277 Volt generator with automatic transfer switch. Provides power for emergency and exit lights, door access and sprinkler compressor.
 - Natural gas - PSE&G
- Lab Area:**
- Compressed air
 - Natural gas
 - Hot water
 - Vacuum system
 - Floor drains
- Improvements:**
- Fully landscaped
 - Paved loading dock area
- Availability:**
- Immediate
- Comments:**
- Fortune 100 quality R&D Facility completed in December 1992
 - Structure conforms to latest building codes, including seismic requirements
 - Building can be expanded to meet future business needs

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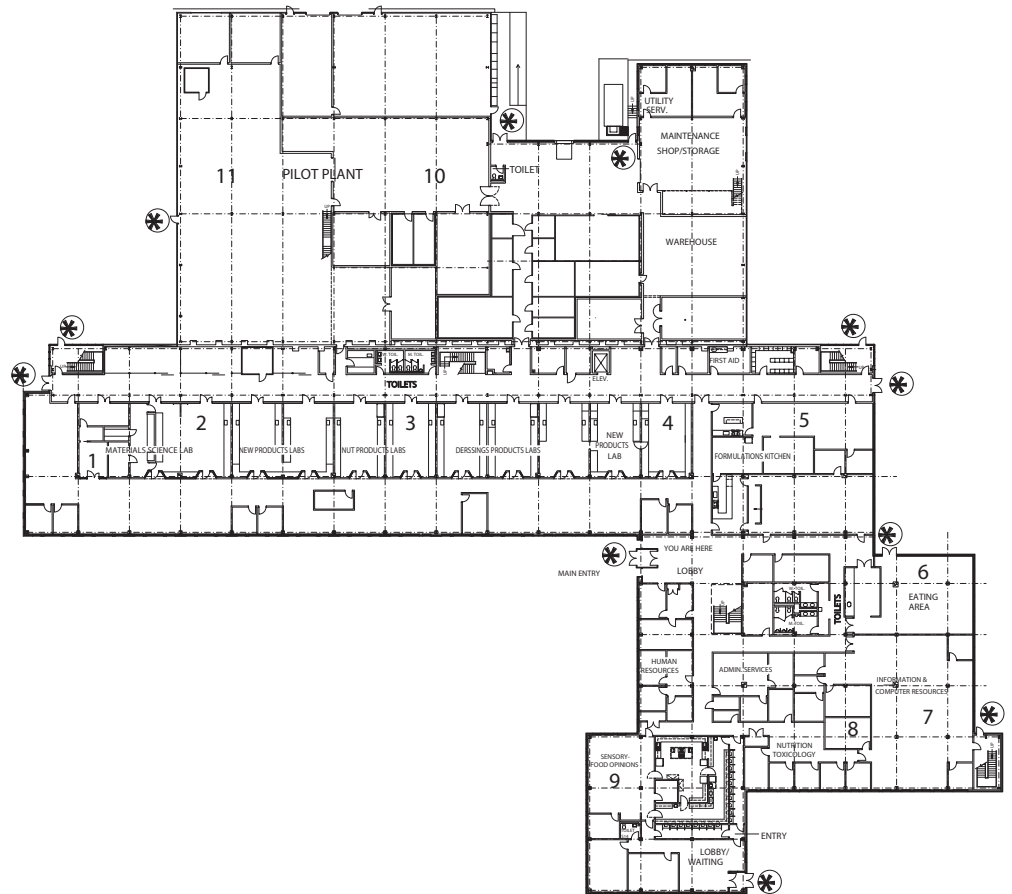
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1st Floor Plan



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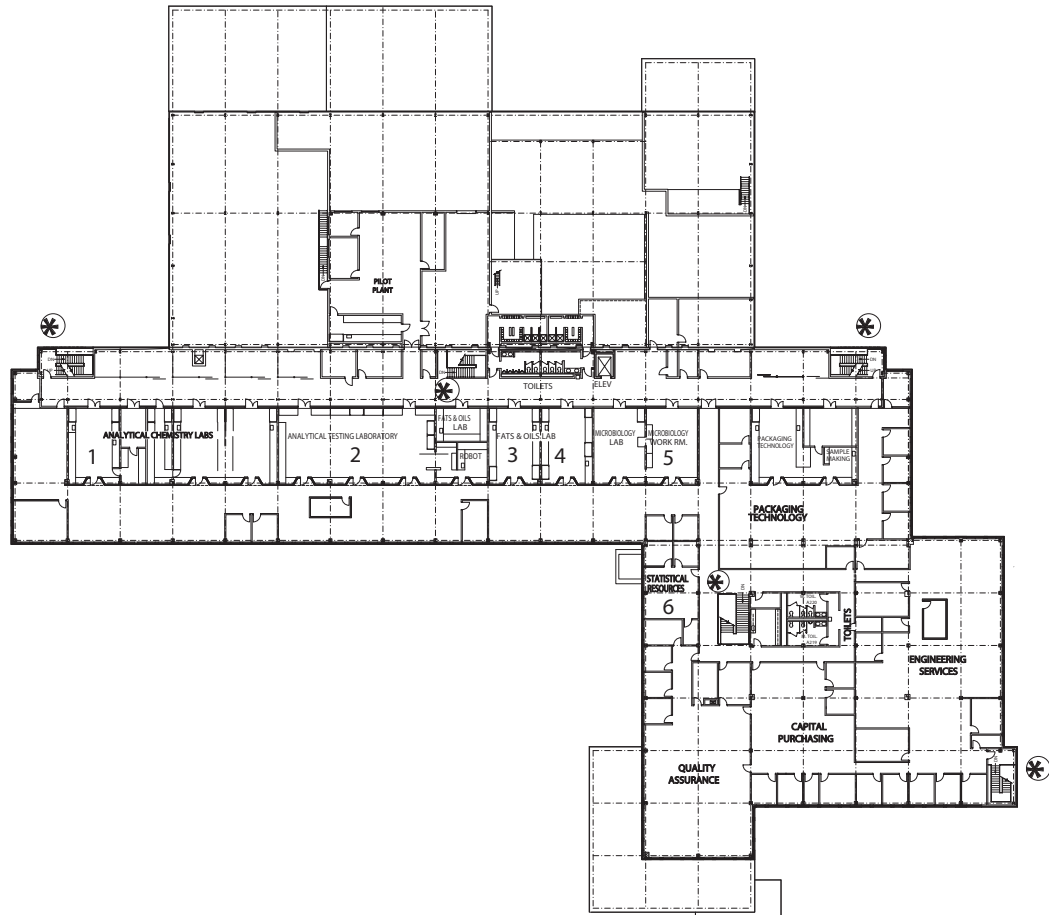
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2nd Floor Plan



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