



Princeton West Innovation Campus @ Hopewell

311 Pennington Rocky Hill Road
Hopewell, New Jersey

Secure, multi-purpose R&D and biologic/
pharmaceutical/specialty manufacturing
campus with build-to-suit opportunities.

- 600,000 S.F. of space with development rights
- +/- 475,000 S.F. of existing space available for lease

princetonwest.com



Building B



Campus Overview

Owned by Lincoln Equities Group, Princeton West Innovation Campus at Hopewell is a secure, multi-purpose R&D and biologic/ pharmaceutical and specialty manufacturing campus with build-to suit opportunities. Situated on 433 picturesque acres in the Princeton market, the life sciences campus consists of existing R&D labs, R&D support and office space, child development facility, a data center and ±600,000 SF approved development rights.

Amenities include a 1,600 space parking garage, walking trails, fitness center with locker rooms, +16,000 s.f. cafeteria with full kitchen, auditorium dining area and conference spaces.

433
Total Acreage

+/- 520,000 S.F.
Laboratory

± 121,000 S.F.
Computer / Data Center

± 28,000 S.F.
Child Development Center

1,500,000 S.F.
Total Developed Space

300,000 S.F.
Office and Amenities

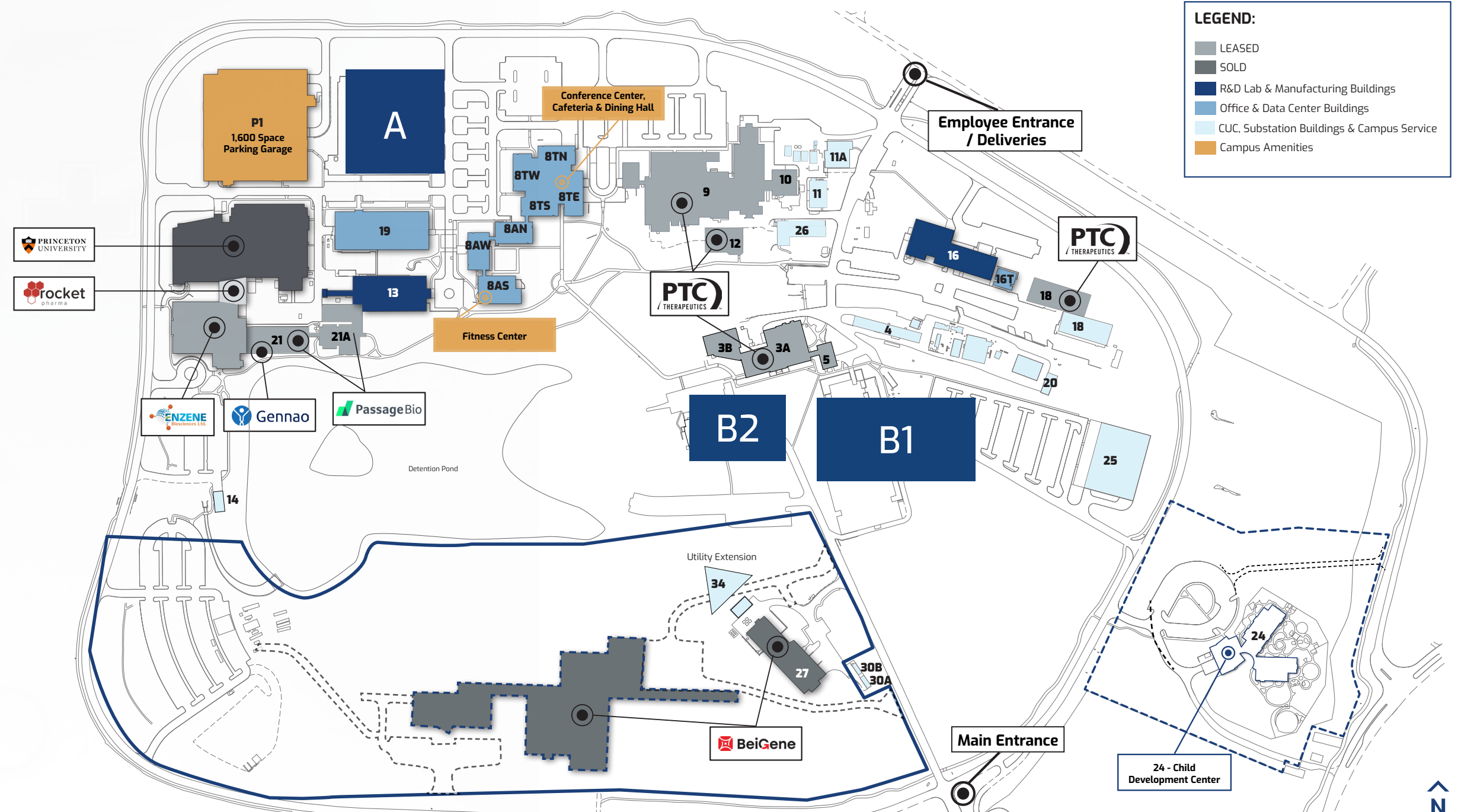
± 103,000 S.F.
Clinical Manufacturing / Lab / Office

± 600,000 S.F.
Fully Entitled Development Rights

Campus Attributes

311 Pennington Rocky Hill Road

- Zoning allows R&D, office and production and assembly uses related to the fields of biologics, pharmacology and medicine
- Former Bristol-Myers Squibb R&D campus with over \$600M invested capital improvements
- Worldwide Data Center 24/7 Operation
- Central Utility Complex (CUC) supplies a portion of site steam and chilled water demand
- State-of-the-art 69 kv Main Substation supported by dual feeds(30MW), 15KV, and 5 KV distribution
- Two (2) solar arrays – one (1) 660kW and one (1) 60kW
- Two (2) 2MW co-generation systems
- Emergency generators – decentralized



LEGEND:

- LEASED
- SOLD
- R&D Lab & Manufacturing Buildings
- Office & Data Center Buildings
- CUC, Substation Buildings & Campus Service
- Campus Amenities



Prominent Princeton Location

Centrally located between New York City and Philadelphia, along the Boston to Washington D.C. Northeast Corridor of AMTRAK rail line, the campus is well situated less than 5 miles from I-295 providing access to the East Coast's main Interstate Highway, I-95.



Located off Route 31 with direct access to Routes 1, 27, 33, 130 and 206, Interstates 95, 195, 295 and the NJ Turnpike.



±12 miles from three NJ Transit / AMTRAK train stations along the Northeast Corridor with service to and from New York Penn Station in Midtown Manhattan, Philadelphia, Boston to Washington D.C.



±50 miles from two International airports – Newark Liberty and Philadelphia. Less than 10 miles from Trenton-Mercer airport.

Access to Talent



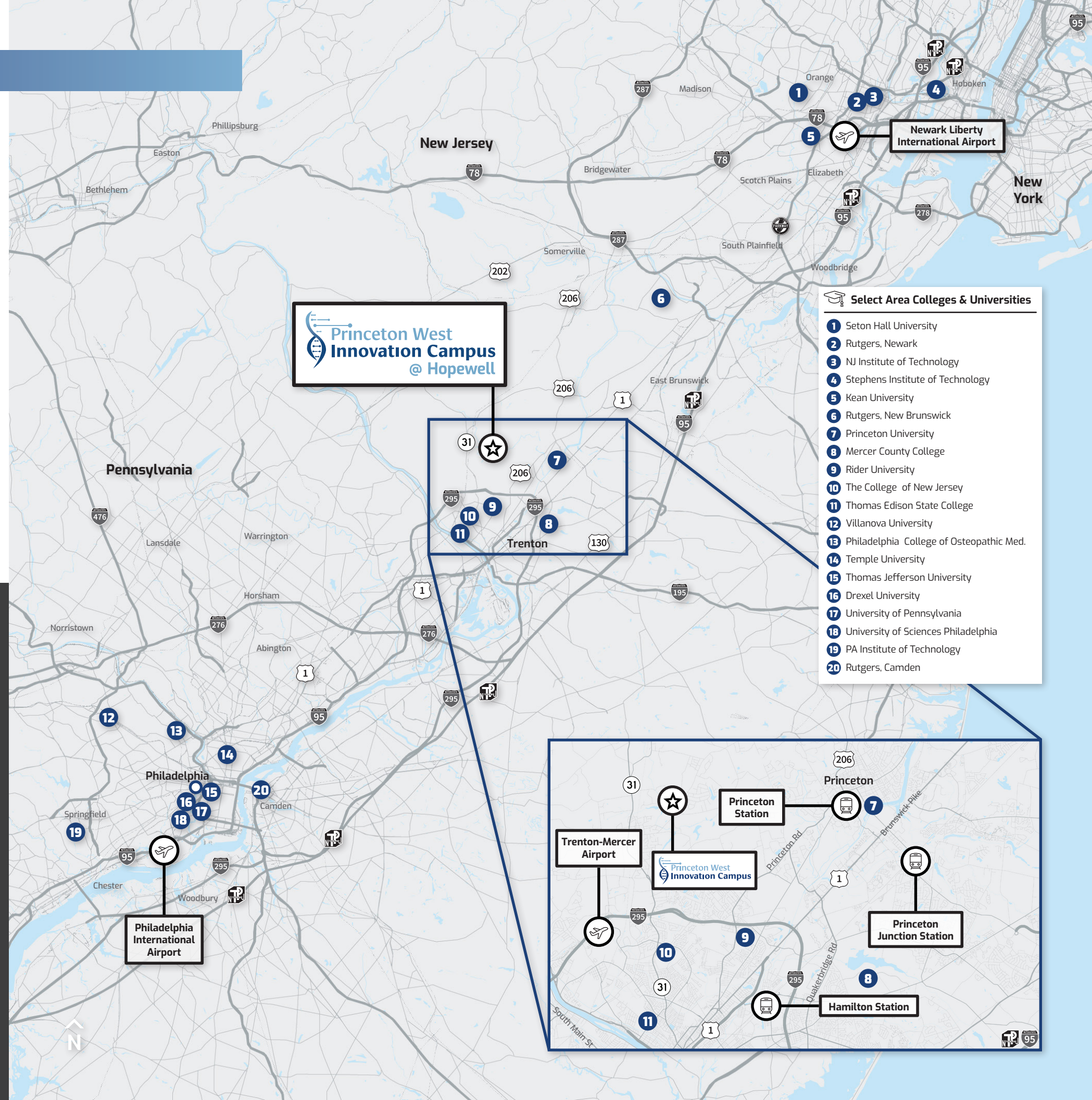
New Jersey has one of the most highly educated, highly skilled workforce in the U.S. – including the highest concentration of scientists and engineers in the world.

Select bio and pharma companies operating in New Jersey include: AbbVie, Bristol-Meyers Squibb, Genmab, GSK, Johnson & Johnson, Merck, Novartis, Novo Nordisk, Roche and Pfizer.



Situated less than 10 miles of the campus are Princeton University, Rider University, The College of New Jersey, Thomas Edison State College and Mercer County Community College.

Located within 50 miles of the campus are: Rutgers, Seton Hall, Kean, Villanova, Temple, Drexel, Thomas Jefferson, Jefferson College of Pharmacy, Philadelphia College of Osteopathic Medicine, University of Pennsylvania, University of the Sciences in Philadelphia and the New Jersey Institute of Technology, Stephens Institute of Technology and the Pennsylvania Institute of Technology.



- Select Area Colleges & Universities**
- 1 Seton Hall University
 - 2 Rutgers, Newark
 - 3 NJ Institute of Technology
 - 4 Stephens Institute of Technology
 - 5 Kean University
 - 6 Rutgers, New Brunswick
 - 7 Princeton University
 - 8 Mercer County College
 - 9 Rider University
 - 10 The College of New Jersey
 - 11 Thomas Edison State College
 - 12 Villanova University
 - 13 Philadelphia College of Osteopathic Med.
 - 14 Temple University
 - 15 Thomas Jefferson University
 - 16 Drexel University
 - 17 University of Pennsylvania
 - 18 University of Sciences Philadelphia
 - 19 PA Institute of Technology
 - 20 Rutgers, Camden

Central Utilities Overview

State of the art dual feed 69 kvMain Substation with redundant transformers feeding 15kv and 5kv distribution.

» Central Utility Complex (CUC)



9,400 Tons of Chiller Capacity



Two 1.5 MW Diesel Generators



Dual Fuel Boilers 1450 HP,
50,000 lbs/hrsteam



Site main air compressors, Backup
air compressors in Bldg21



Free Cooling System with
main cooling towers



Two -2 MW NG Fueled Reciprocating
Cogeneration engines w/ steam and
HW Heat Exchangers

» Central Utility Complex (CUC) supplies ~80% of site steam and chilled water demand, Stand alone at buildings supplies ~20%

» Six Steam to Hot Water Heat Exchangers around the site for building heating

» Aboveground and Underground utility distribution network, including natural gas, Steam, Chilled water, 180 HVAC water, reclaim, fire service mains, electric, etc.

» Eighteen Backup Generators (fuel-ULS diesel) – decentralized

» On-site N4 Industrial Wastewater Treatment Plant with surface discharge, extensive wastewater collection system of lift stations and force mains

» Uninterruptable natural gas main from Elizabethtown Gas

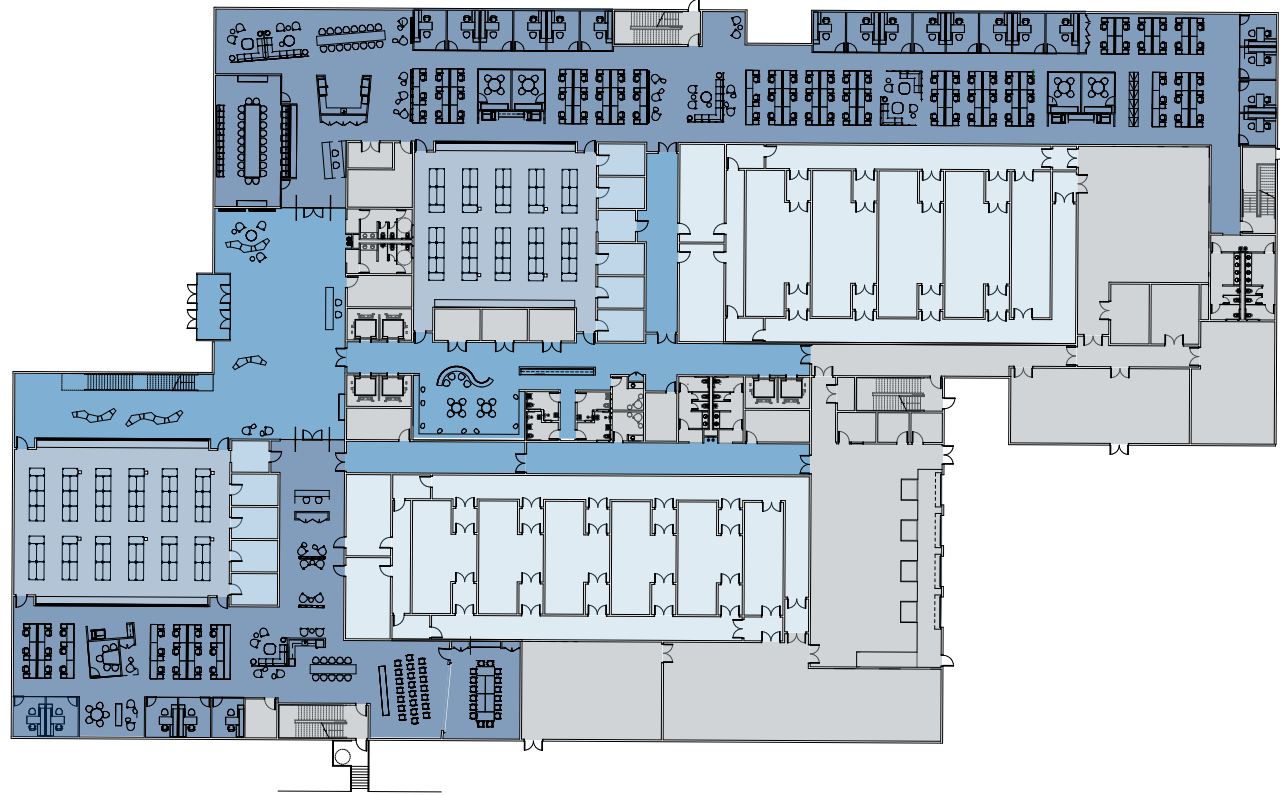
» 16" primary water main from New Jersey American Water

Building A Floor Plans & Specifications

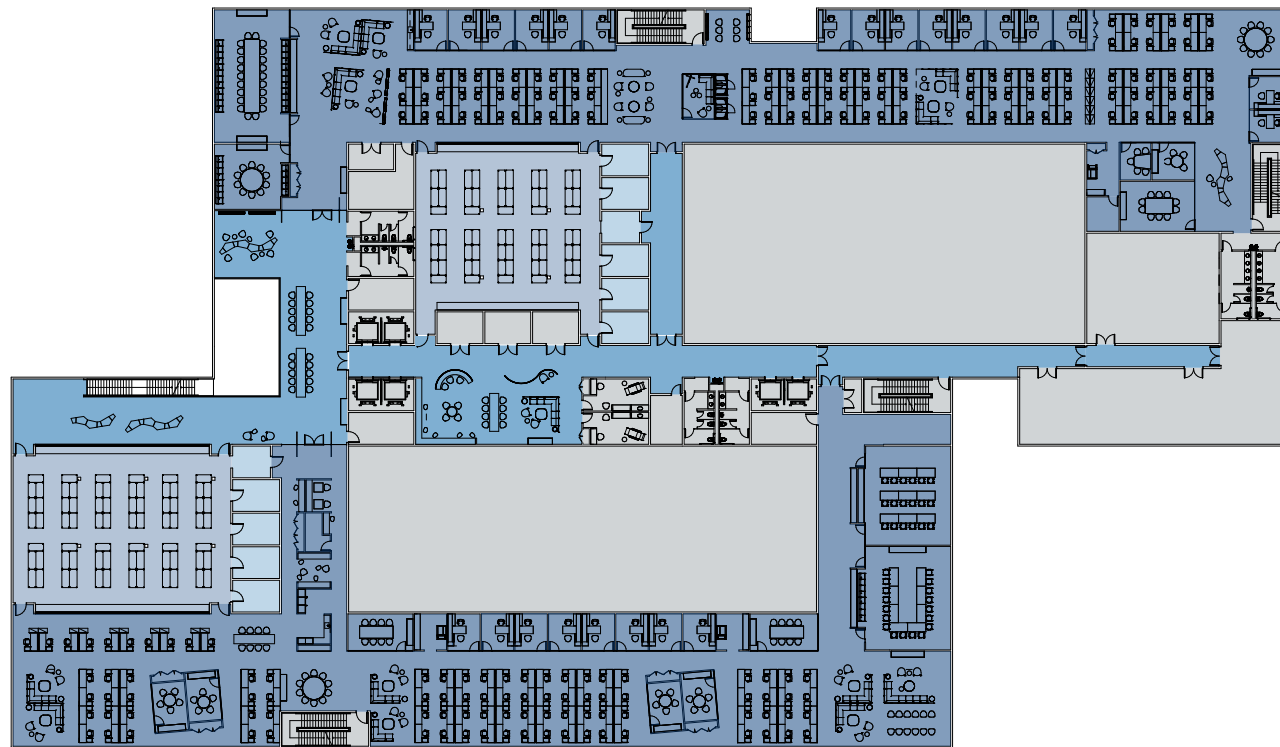
311 Pennington Rocky Hill Road

Building Size: 167,00 Sf
Ceiling Heights: 16' -32'
Dock Doors: 4

LEVEL 1



LEVEL 2



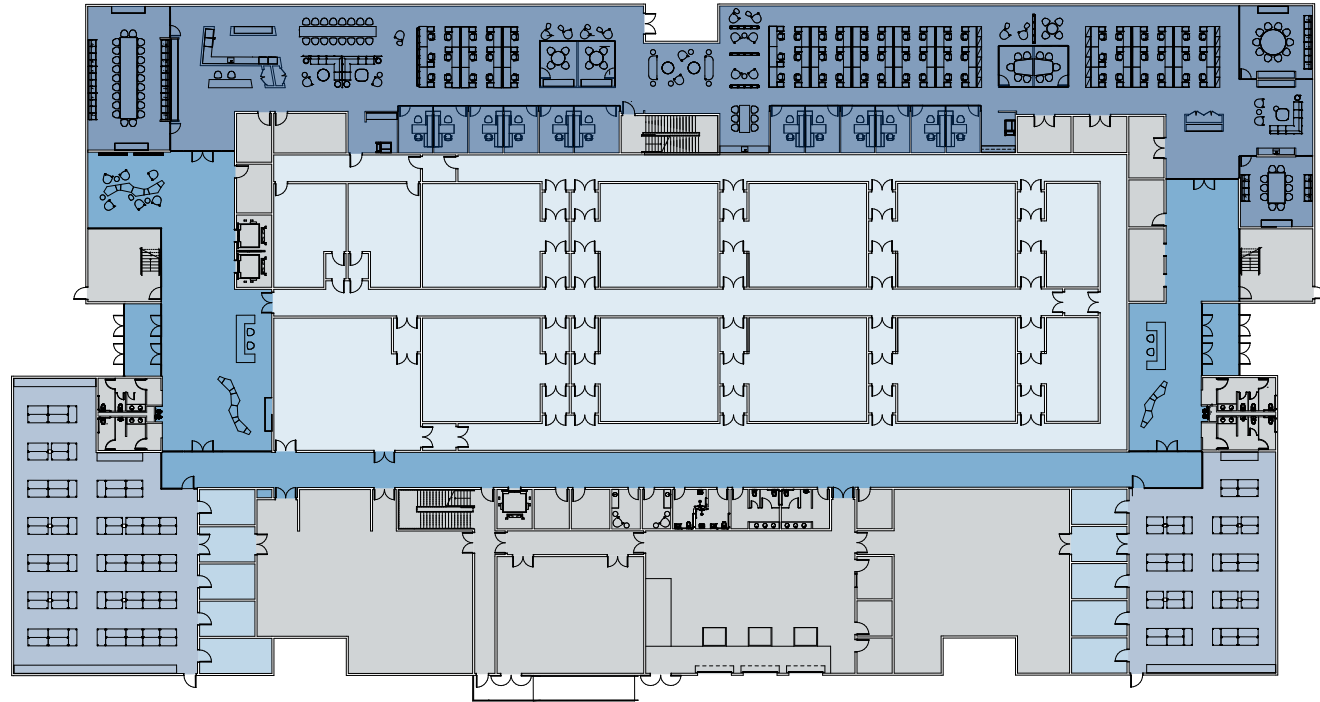
Conceptual renderings, **Building A**

Building B Floor Plans & Specifications

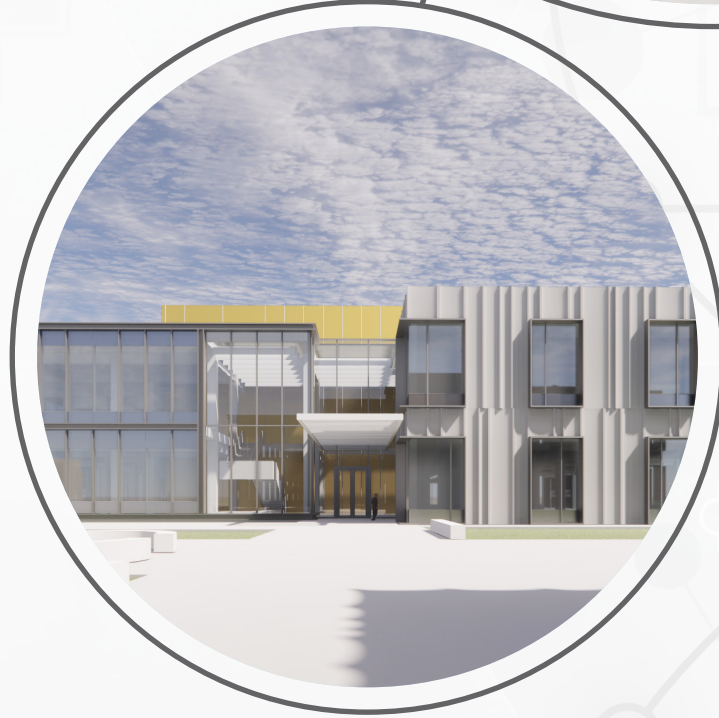
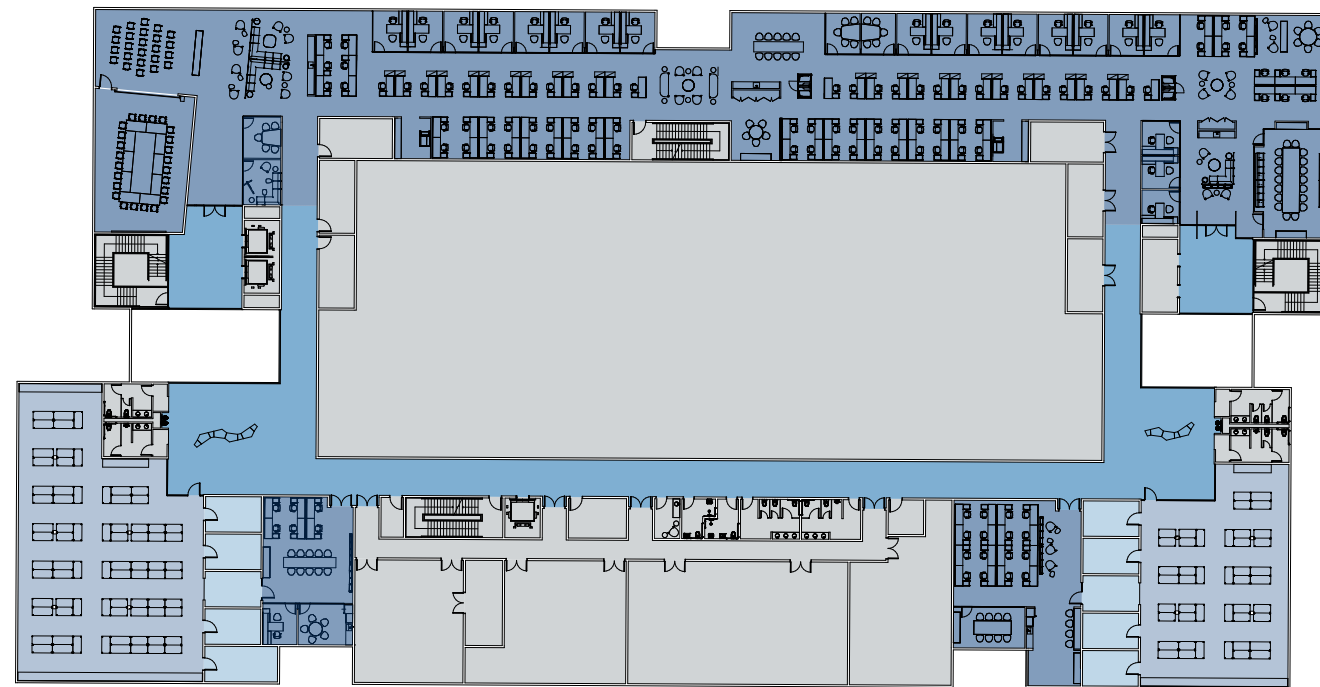
311 Pennington Rocky Hill Road

Building Size: 123,400 SF
Ceiling Heights: 16' -32'
Dock Doors: 3

B1 - LEVEL 1



B1 - LEVEL 2



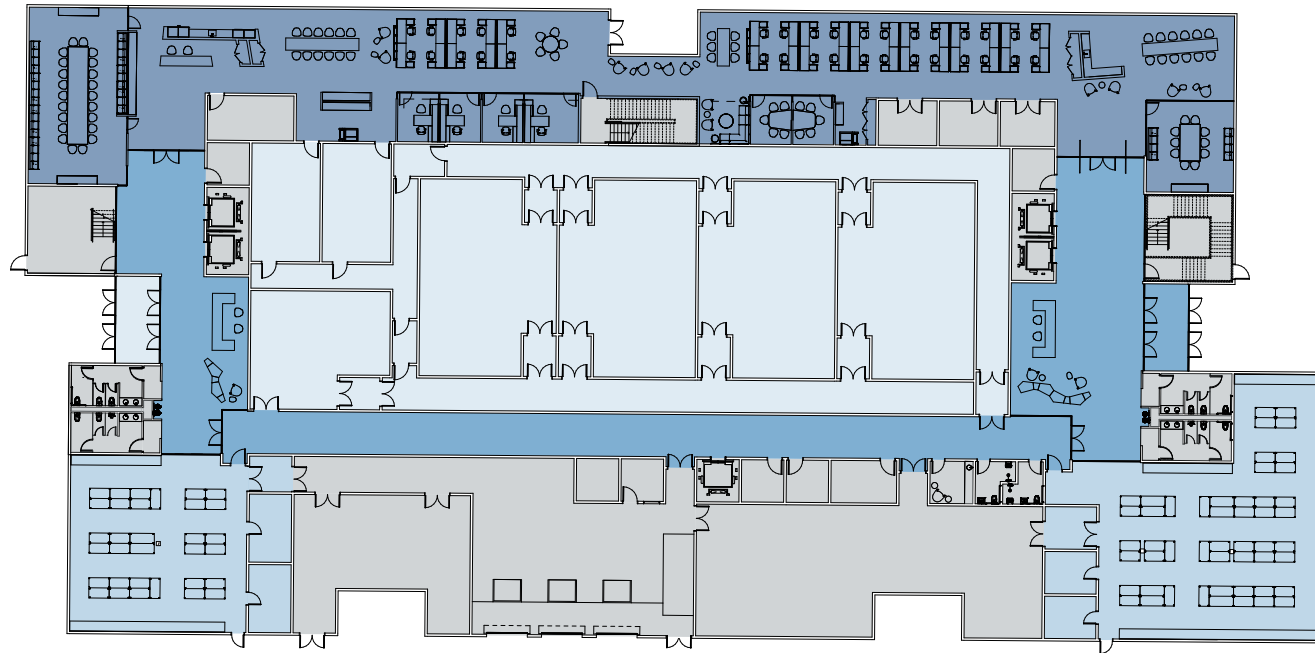
Conceptual renderings, **Building B1**

Building B Floor Plans & Specifications

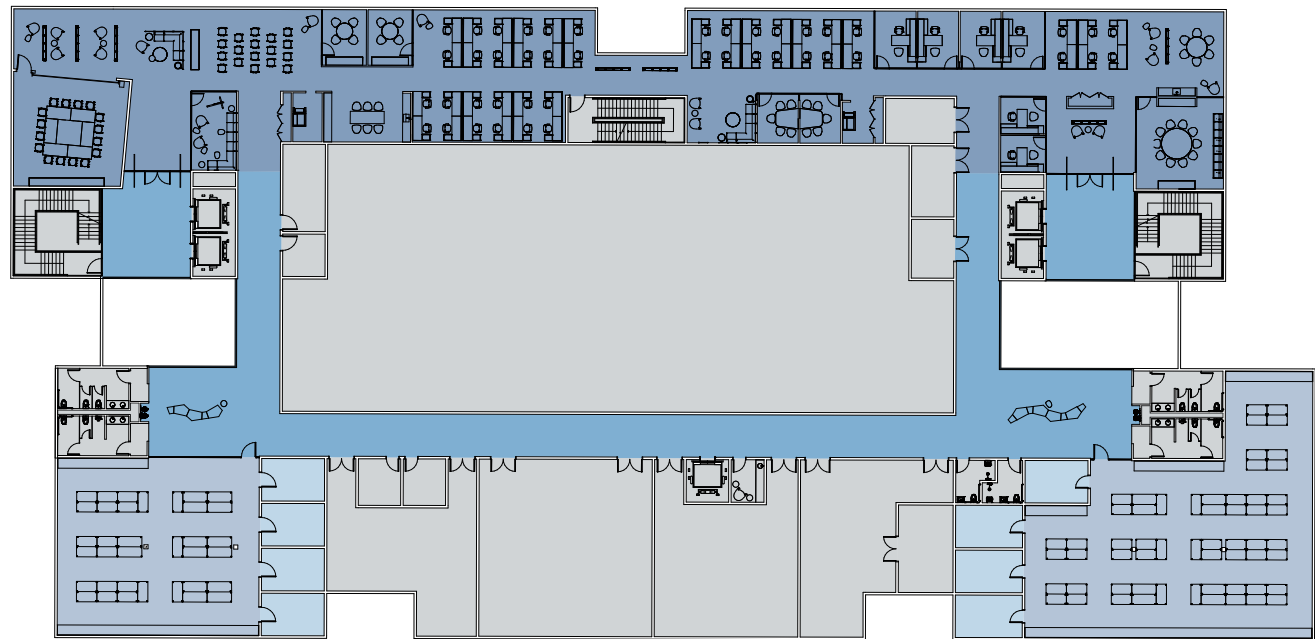
311 Pennington Rocky Hill Road

Building Size: 89,750 SF
Ceiling Heights: 16' -32'
Dock Doors: 3

B2 - LEVEL 1

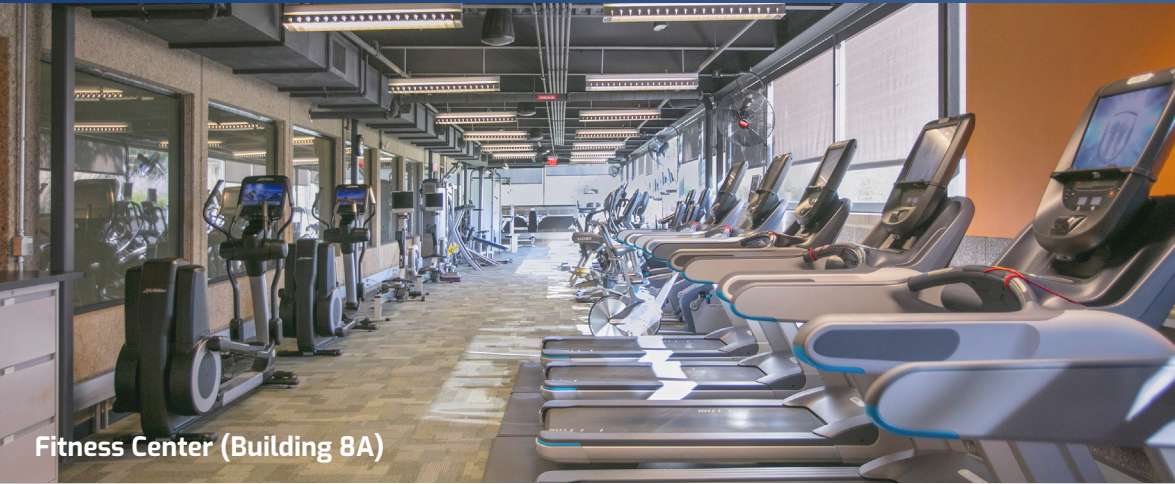


B2 - LEVEL 2



Conceptual renderings, **Building B2**

Campus Amenities



Fitness Center (Building 8A)



Miles of Walking Paths



1,600 Space Parking Garage



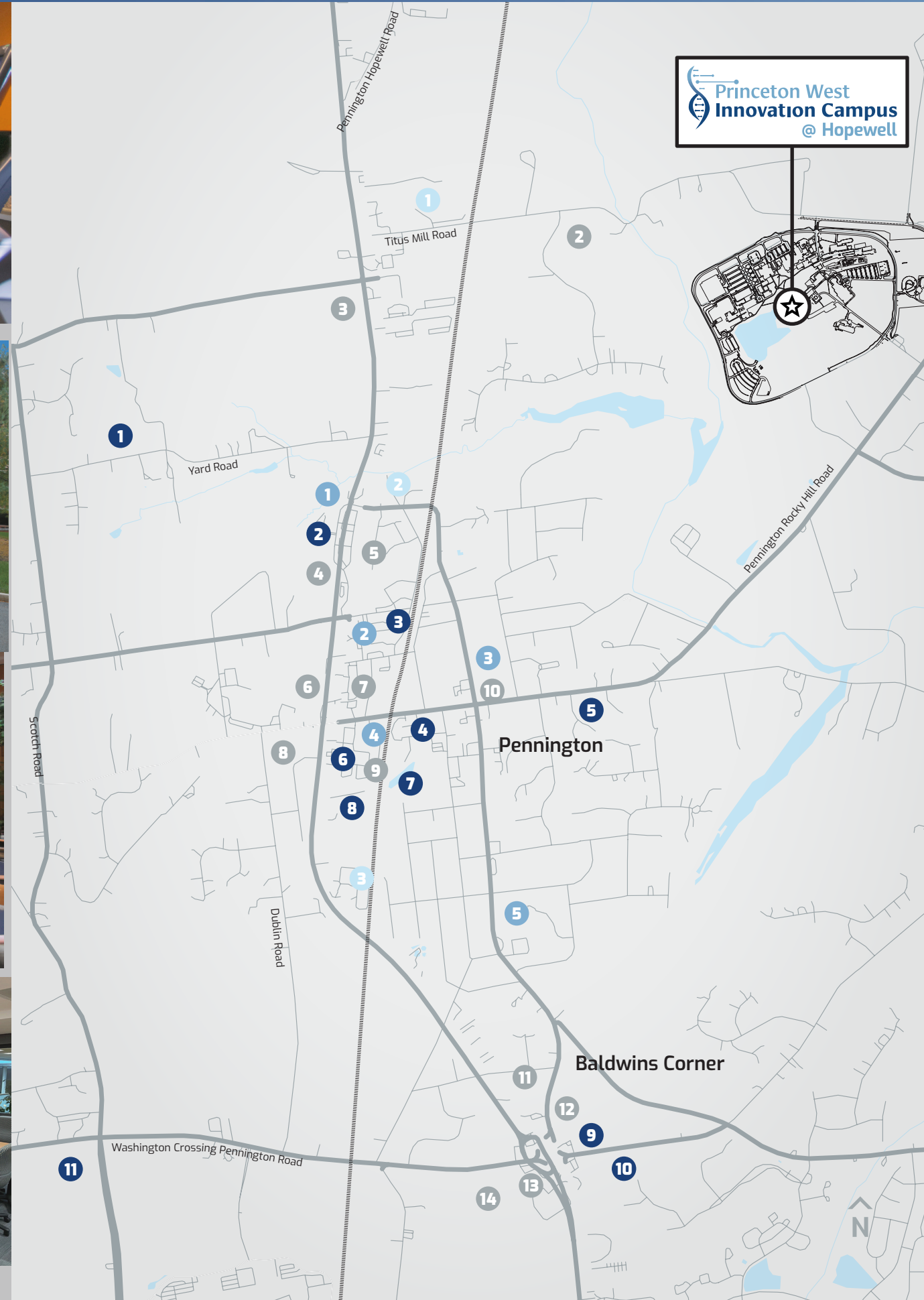
Cafeteria and Dining Hall (Building 8T)



Conference Center (Building 8T)



Local Area Amenities



Restaurants

- 1 Hopewell Valley Vineyards
- 2 Osteria Procaccini
- 3 Villa Francesco
- 4 Pennington Pizza & Grill
- 5 Sumo Sushi
- 6 Pru Thai
- 7 Burger King
- 8 Rita's Pennington
- 9 Wildflowers Restaurant
- 10 Blimpe
- 11 Subway

Coffee Shops

- 1 Dunkin Donuts
- 2 Deli on a Bagel Café
- 3 Emily's Café & Catering
- 4 Pennington Bagel
- 5 Sourland Coffee

Fitness / Lifestyle

- 1 Hopewell Tennis and Swim Center
- 2 Integrated Fitness
- 3 Pennington CrossFit

Convenience / Banks

- 1 Quick Check
- 2 Blue Moon Acres Market
- 3 Investors Bank
- 4 M&T Bank
- 5 Road Runners Cleaners
- 6 Wells Fargo Bank
- 7 TD Bank
- 8 RiteAid Pharmacy
- 9 PNC Bank
- 10 Sun National Bank
- 11 Santander Bank ATM
- 12 Circle Cleaners
- 13 Wells Fargo Bank
- 14 Shop Rite

Hotels *Not marked on map*

- 1 Chauncey Hotel & Conference Center - 4.1 miles
- 2 Inn at Glencairn B&B - 5.9 miles
- 3 Springhill Suites by Marriott - 6.1 miles
- 4 Element Ewing Princeton - 6.6 miles
- 5 Courtyard Marriott Ewing Princeton - 6.6 miles
- 6 The Peacock Inn - 7.0 miles
- 7 Nassau Inn - 7.3 miles
- 8 Quality Inn near Princeton - 8.6 miles
- 9 Extended Stay Americas Princeton - 8.9 miles



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