




BUILD-TO-SUIT BIOMANUFACTURING FACILITY

1 MOLECULE DRIVE PROVIDES A SINGLE-STORY 50,000–250,000 SF OPPORTUNITY FOR A BRAND NEW CLASS A FACILITY ON A 116-ACRE WORLD CLASS LIFE SCIENCE CAMPUS



Multiple Use Possibilities: Lab/R&D, Biomanufacturing, Film Studio, Or Datacenter.

- Located on RT 3 in Nutley/Clifton, New Jersey, 9.5 miles from Midtown Manhattan.
- Easy access to NJ Turnpike, GSP, RT 3, RT80, RT 17, RT 19, RT 21, Lincoln Tunnel, GW Bridge, Teterboro Airport, EWR Airport, and NJ transit public transportation.
- Home to Fortune 500 companies such as Eisai Inc., Hackensack Meridian, Ralph Lauren, Quest Diagnostics and more, providing a diverse mix of industry and uses.
- Access to an unmatched pool of distinct talent, including more biochemists and biophysicists than any other U.S. state.
- 1.1M SF of proposed retail/lifestyle amenities, residential and hotels.

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