



# UP TO 900,000 SF: BUILD-TO-SUIT OPPORTUNITIES

## 116-Acre World-Class Mixed-Use Campus Built on Innovation.



- Four unique development sites available for customized build-to-suit facilities.
- 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.
- Located on RT 3 in Nutley/Clifton, New Jersey, 9.5 miles from Midtown Manhattan, with close proximity to all major road networks and mass transit providing ease of commute.
- Campus features a multi-redundant central utility plant infrastructure and co-hybrid power plant optimizing environmental sustainability.
- 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.
- Multiple use possibilities: Lab/R&D, biomanufacturing, film studio, datacenter, and studio space.

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