

Specifications

±2,800 SF  
TOTAL SPACE AVAILABLE

Heavy  
POWER

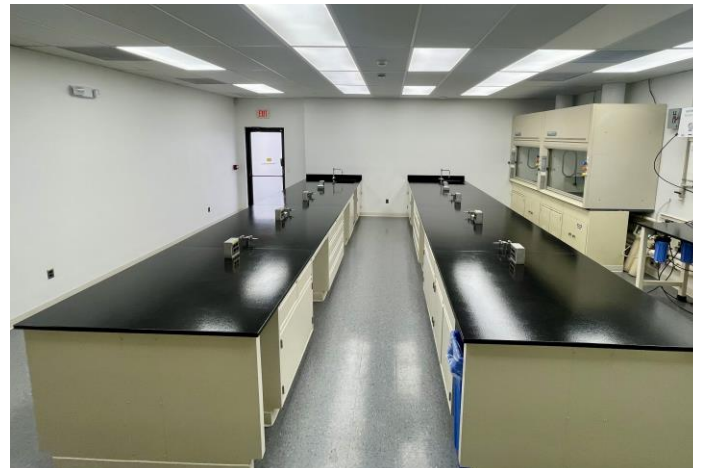
±1.04 AC (Block 42, Lot 45.06)  
LOT SIZE

I-1  
ZONING

1.0 Mile to Route 10  
5.6 Miles to Morristown Airport  
11.1 Miles to I-78  
21.8 Miles to Ports Newark Airport  
ACCESSIBILITY

For additional property information or to arrange an inspection,  
please contact the exclusive broker:

Troy Schaafsma  
Senior Associate  
973.379.6644 x 116  
TroyS@blauberg.com



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### Inventory List

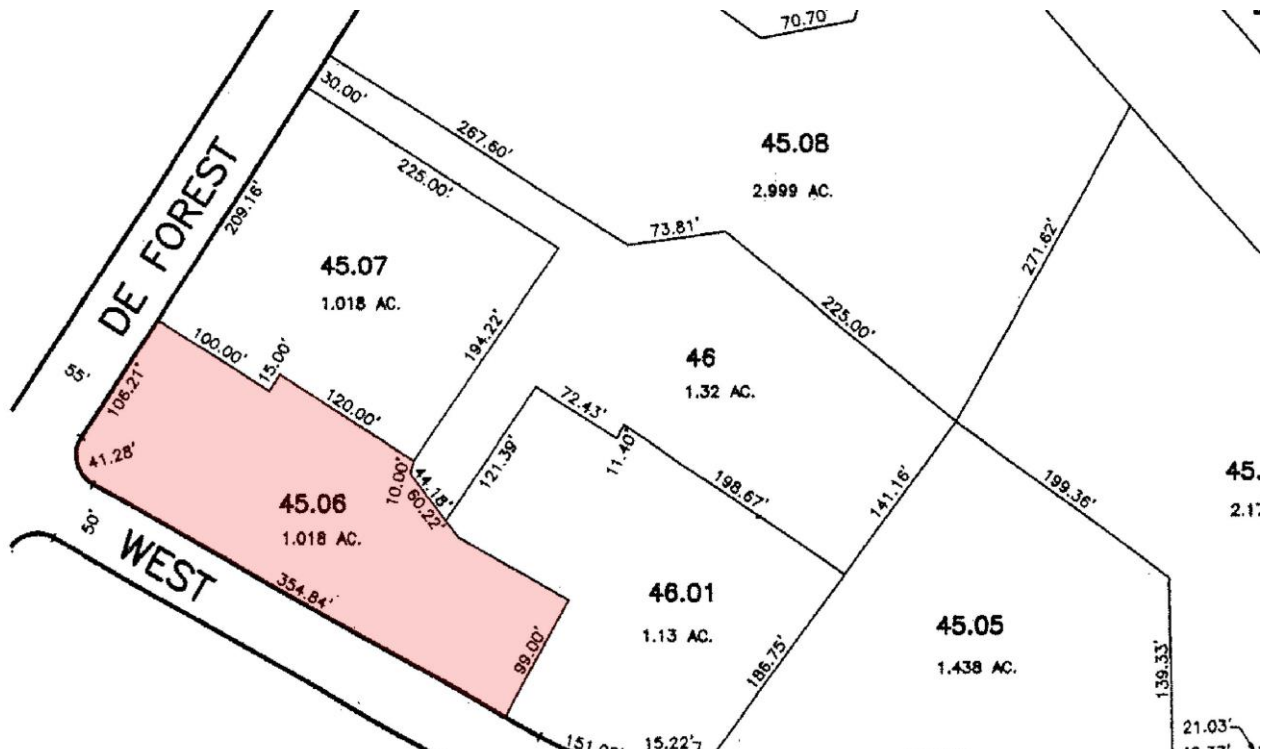
- Built-In:
  - (3) Labconco Chemical Fume Hoods with Cabinets, category 9840500; 2 in one large lab room, 1 in separate lab room with fiberglass blower. (all repaired, calibrated, serviced, operational)
  - Siemens/Evoqua Modulab High Flow Water Purification System delivers up to 14 liters per minute of ultra-pure, Type 1 quality water at the point-of-use. (needs service and new filters)
  - HVAC system: Daikin Applied model DPS012A, 12-ton, 4000 CFM, single pass 100% outside air system with energy recovery wheel, non-recirculating, combination space temperature and humidity sensor, ASHRAE 90.1-2016 compliant. (newly installed May 2023)
  - Security system (installed and operating; with the following in Suite A):
    - 4 external cameras: 8 MP IP bullet style exterior cameras
    - 4 internal cameras (one in each lab room): 6 MP IP Fisheye style interior cameras
    - doors contacted, glass break detectors, motion detectors throughout
    - keypad, virtual keypad app (mobile control)
    - access control card readers (main entry in/out), access cards, electronic door lock
    - 32" HDMI wall mounted monitor in 2 exec office
  - IT: wired ethernet jacks at all workbenches, and in all office areas.
- Included:
  - Nuair Airegard ES 4' Laminar Airflow Workstation NU-340 creates HEPA-filtered, ISO Class 5 horizontal laminar airflow for sterile but non-hazardous drug compounding in pharmacies or non-hazardous work in research labs.
  - (2) L-shaped desks in offices
  - (3) Small desks in office area
  - (8) Grandstream VOIP phones with IT phone system
- Optional:
  - VWR Scientific 1545 incubator, 5.8 cubic feet, Sheldon Manufacturing
  - SanPlatec Corp - SanPla Dry Keeper auto-desiccator cabinet H42056-1003.
  - Kodak Gel Logic 440 Imaging System and software.
  - Justrite 60-gallon Flammable Safety Cabinet, 2 Self Close Door

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*Fully remodeled turnkey laboratory ready for occupancy, includes all new LED lights, HVAC system (new unit plus duct work modified and cleaned), flooring, paint, refinished workbench countertops, windows.*

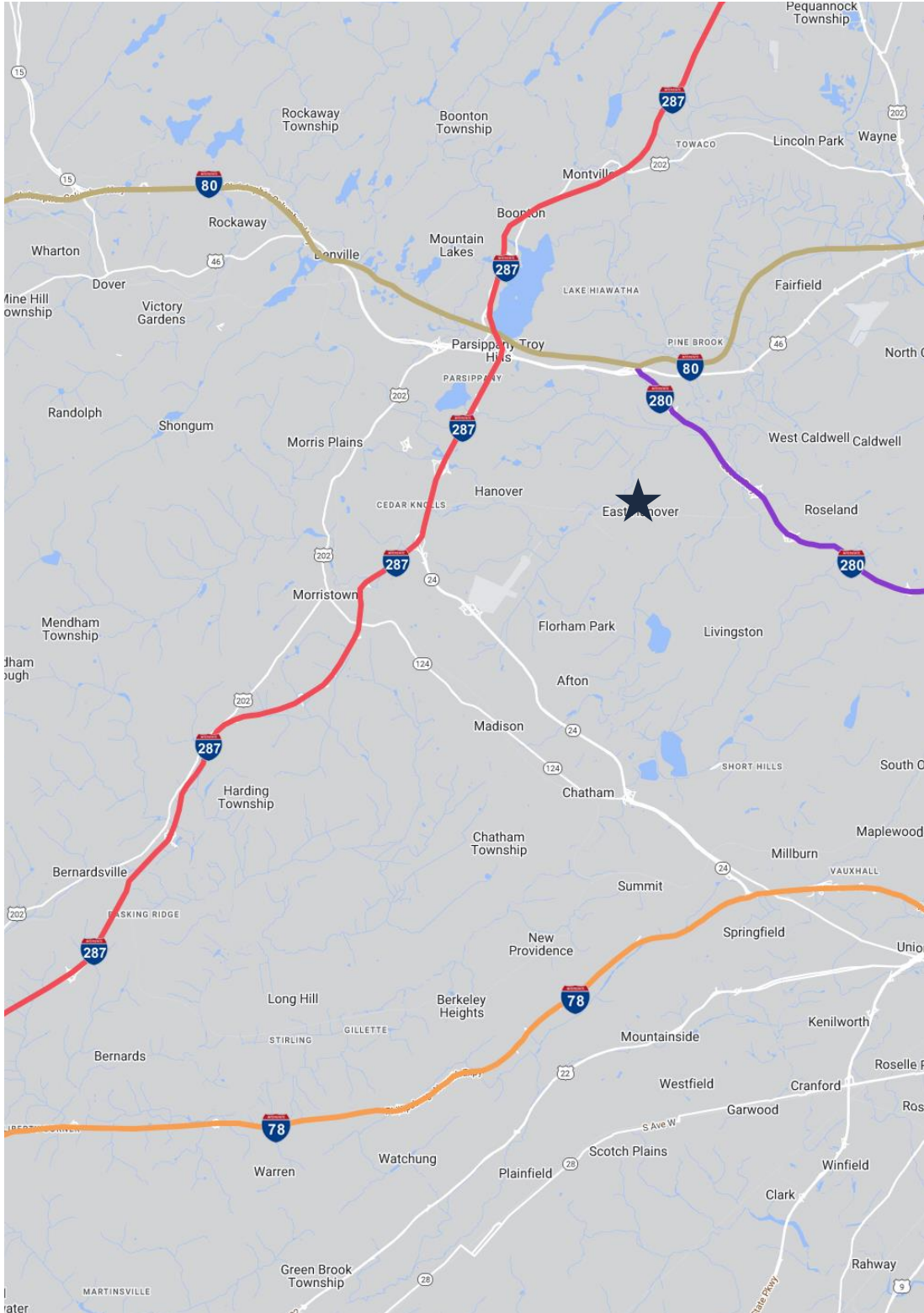
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**ACCESSIBILITY**

- 
1.0 MI  
Route 10
- 
3.4 MI  
I-280 Exit 1
- 
4.4 MI  
I-80
- 
5.6 MI  
Morristown  
Mun. Airport
- 
7.5 MI  
Route 24
- 
10.9 MI  
GSP Exit 145
- 
11.1 MI  
I-78 Exit 78
- 
14.8 MI  
Penn Station
- 
21.4 MI  
Holland Tunnel
- 
21.8 MI  
Newark Airport
- 
23.3 MI  
Lincoln Tunnel

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