BLACK CREEK® GROUP

COMPLETION
Q|1
2022

148 PRINCETON-HIGHTSTOWN ROAD

EAST WINDSOR, NEW JERSEY 08520

FOR LEASE | ±574,169 SQ FT | State-of-the-Art Master-Planned Business Park



CBRE

DEVELOPED BY

BLACK CREEK® GROUP

CONSTRUCTED BY

Trammell Crow Company

INNOVATIONPARKNJ.COM

Building A

SIZE	406,669 SQ. FT.
CEILING HEIGHT	40’ Clear
DOCK DOORS	40
COLUMN SPACING	50’ x 56’; 60’ x 56’ in Speed Bay
DRIVE-IN DOORS	Two: 14’ x 16’
CAR PARKING	± 317 Spaces
TRAILER STORAGE	± 67 Spaces
SLAB	8”
SPRINKLERS	ESFR
POWER	277 / 480 Volt, 3 Phase, 4 Wire Service with 3,000 Amp Service

Building B

SIZE	167,500 SQ. FT.
CEILING HEIGHT	36’ Clear
DOCK DOORS	25
COLUMN SPACING	50’ x 54’; 60’ x 54’ in Speed Bay
DRIVE-IN DOORS	Two: 14’ x 16’
CAR PARKING	± 161 Spaces
TRAILER STORAGE	N/A
SLAB	7”
SPRINKLERS	ESFR
POWER	277 / 480 Volt, 3 Phase, 4 Wire Service with 1,200 Amp Service



Ideal for advanced manufacturing, assembly, distribution, technology and pharmaceutical users

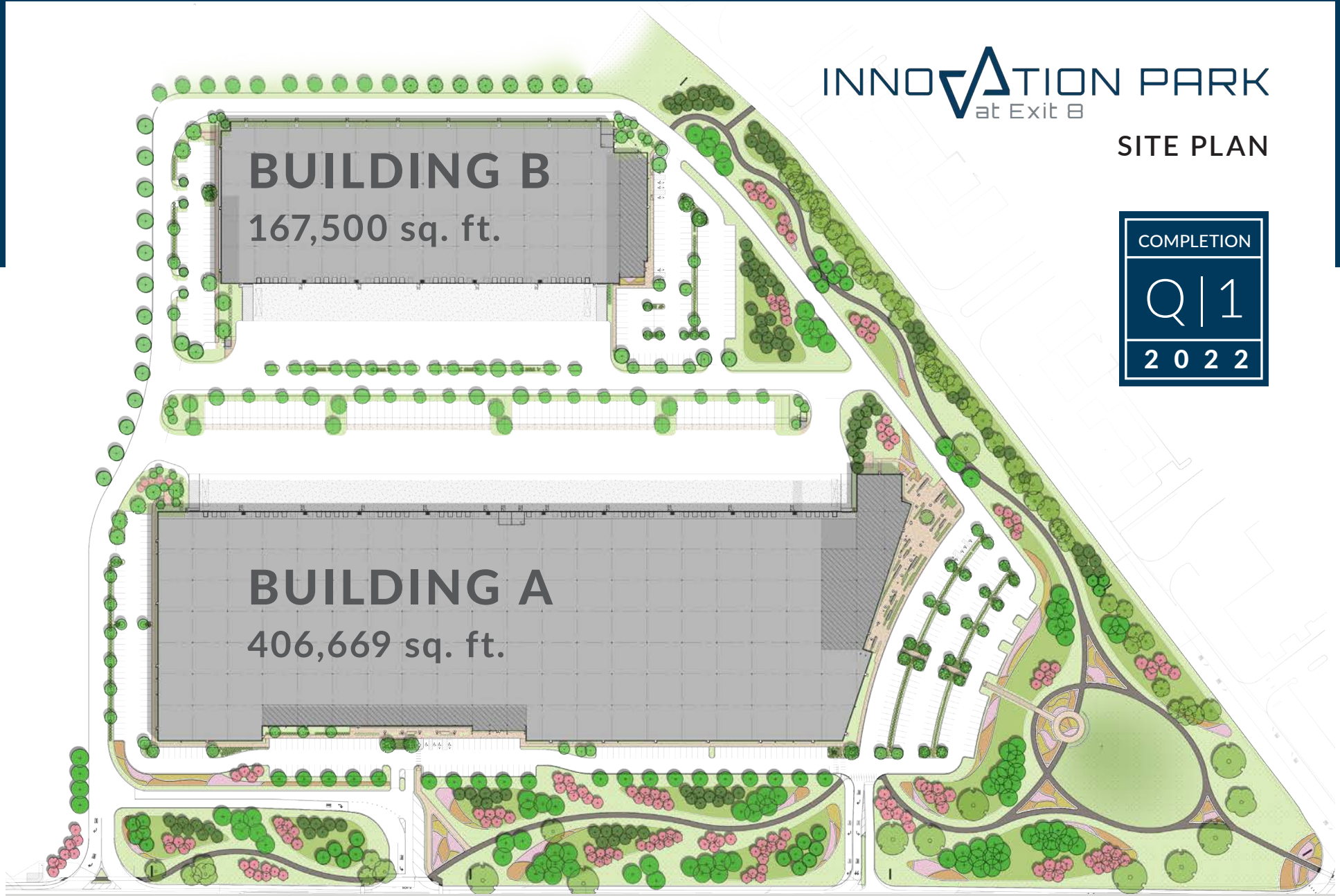
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INNOVATION PARK at Exit 8

SITE PLAN



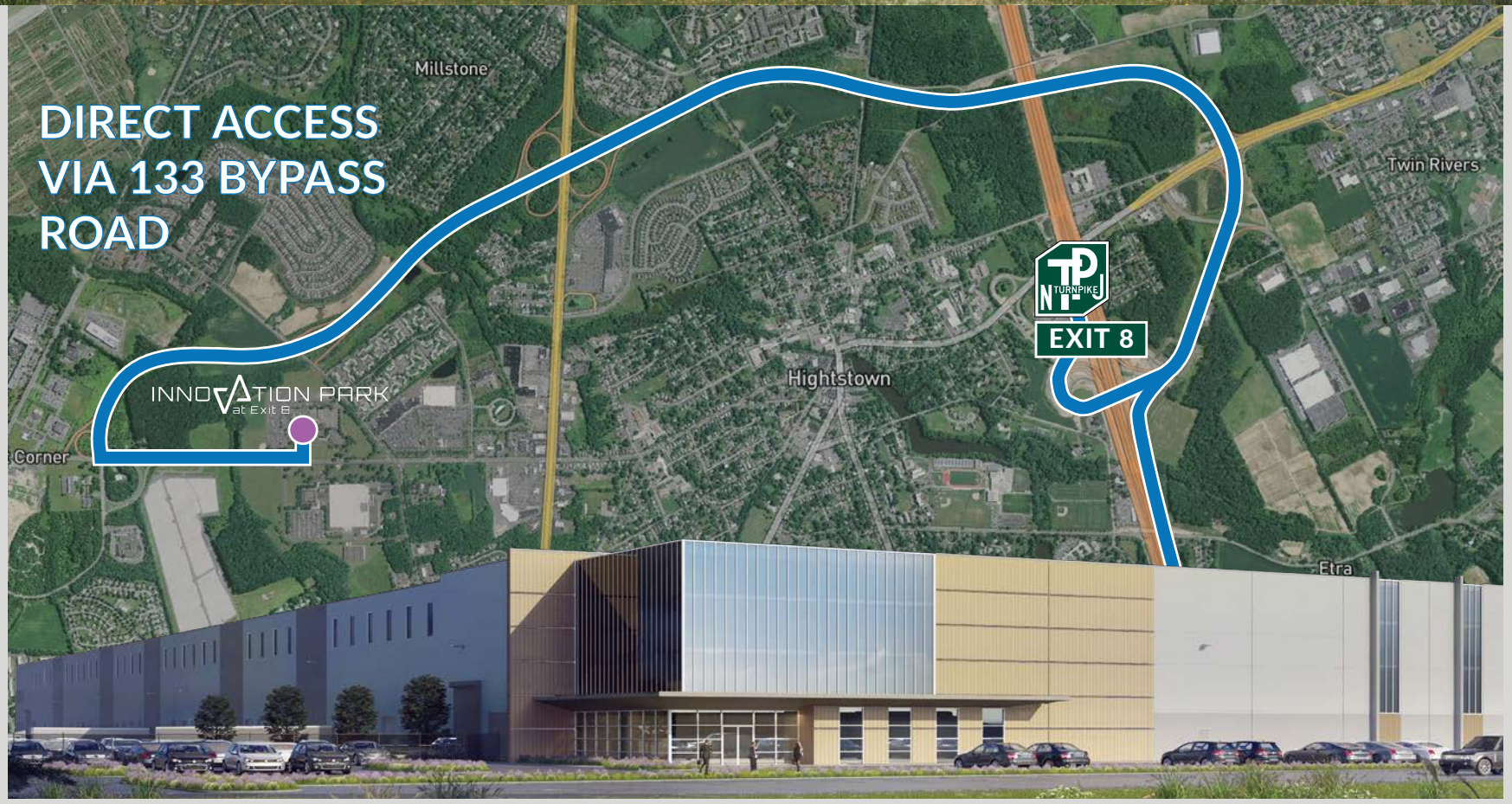
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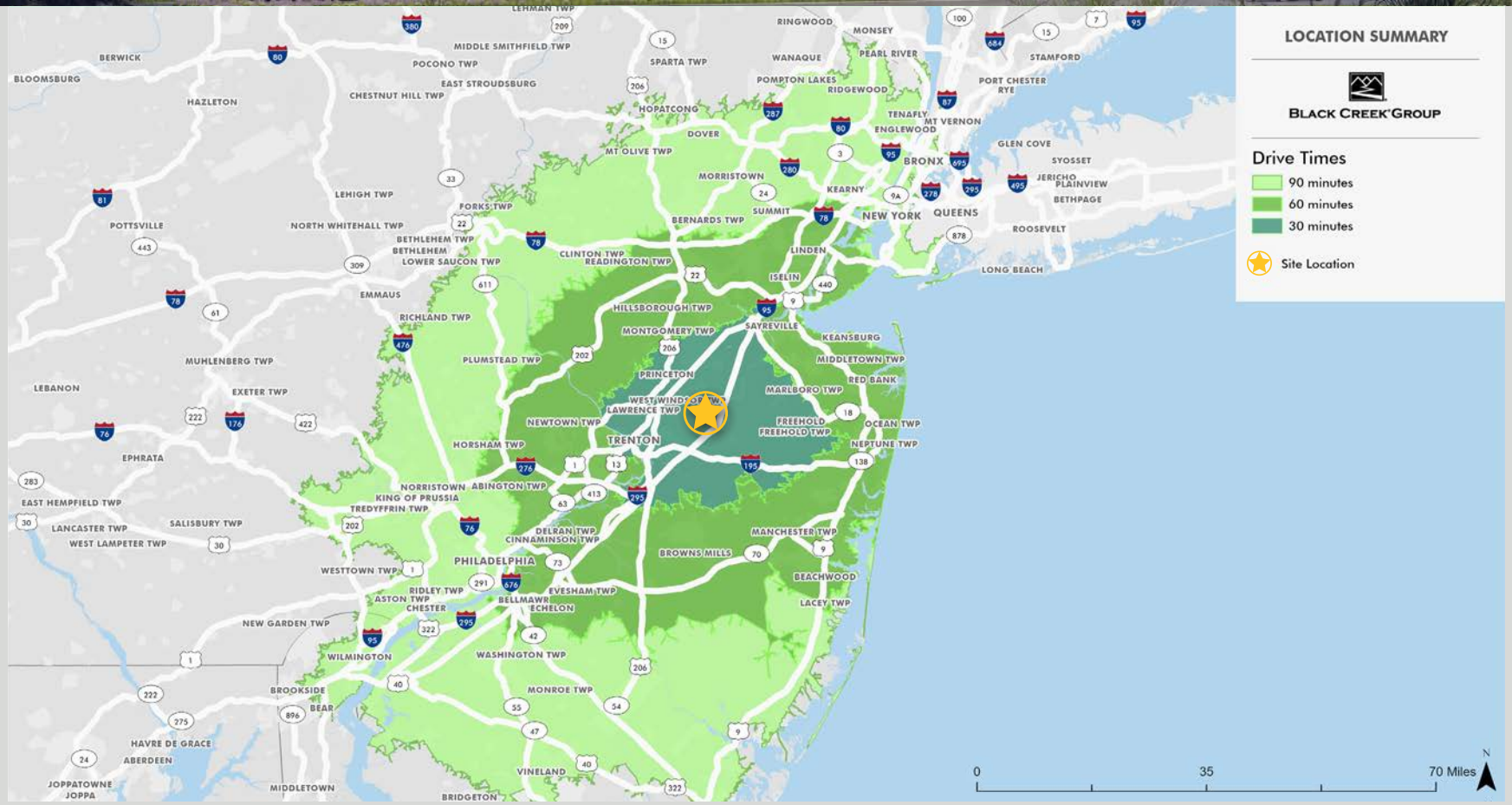
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INNOVATION PARK
at Exit 8





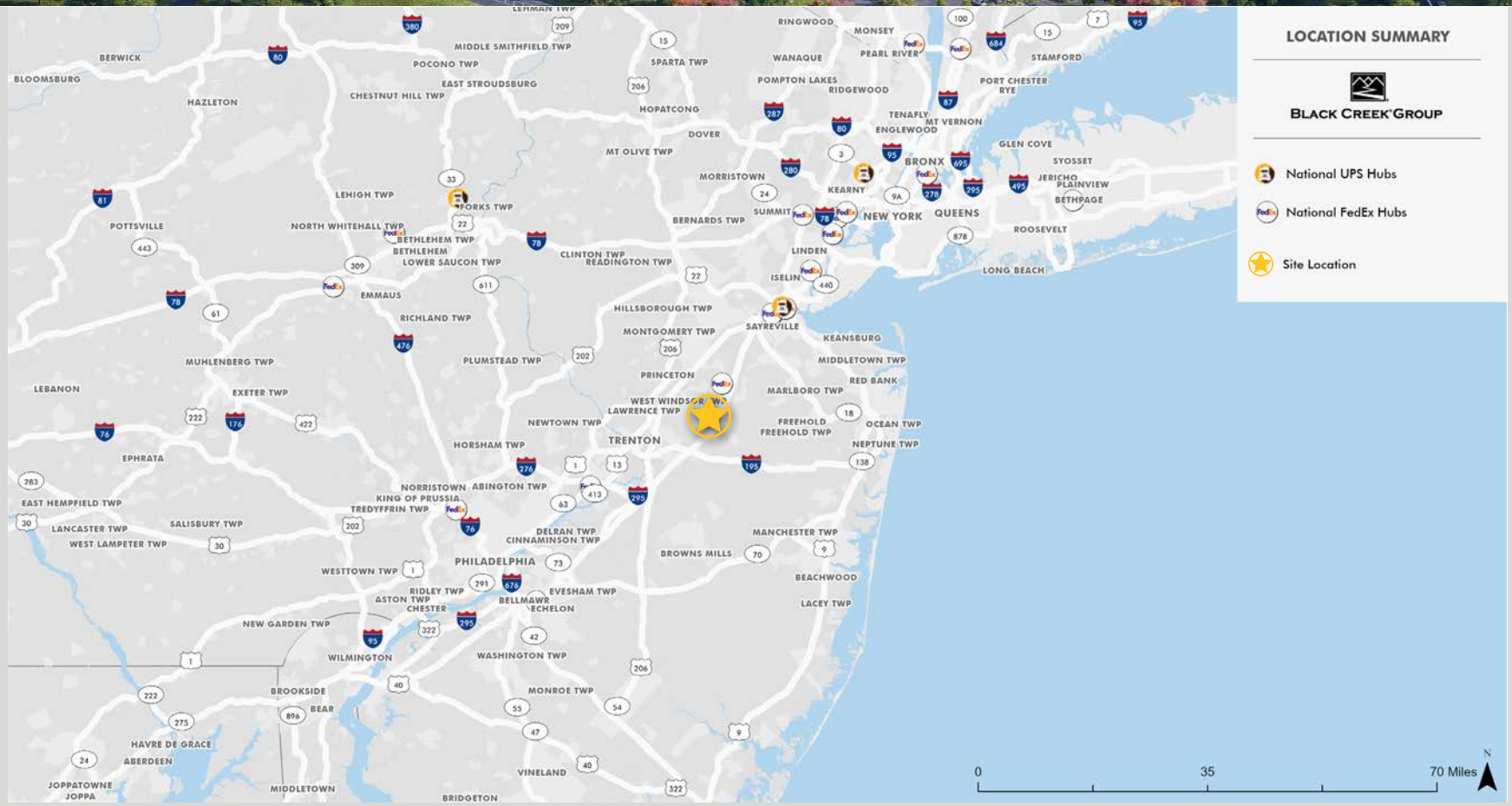
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INNOVATION PARK
at Exit 8





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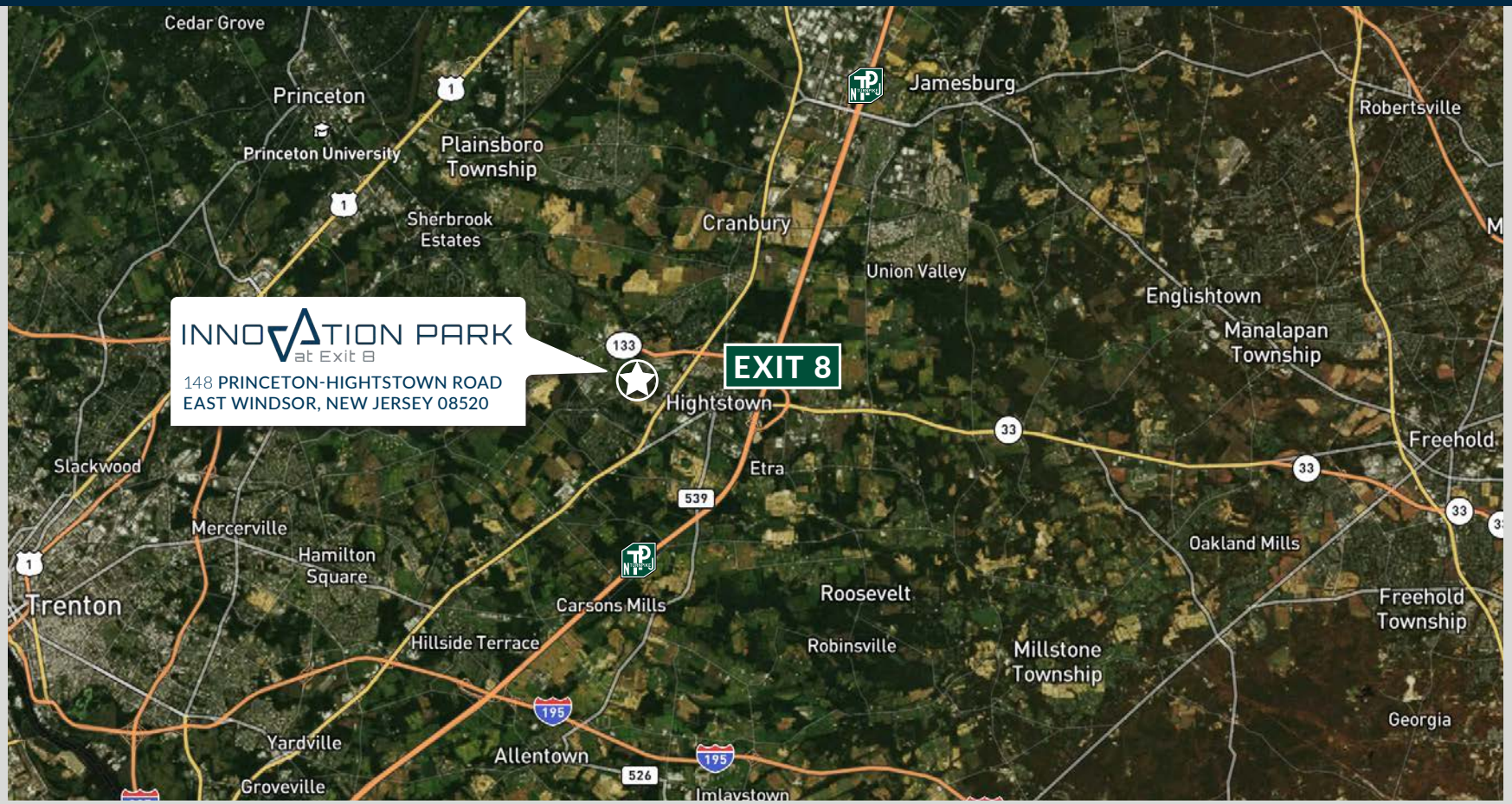
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Population
DEMOGRAPHICS

• 5 miles	87,506
• 15 miles	898,870
• 30 miles	4,066,769

Drive
TIMES

• Outerbridge Crossing	33.1 mi	39 min
• Newark Airport	40.6 mi	42 min
• Port Newark & Port Elizabeth	33.1 mi	39 min
• Philadelphia	53.1 mi	1h 9 min
• Manhattan	52.7 mi	1h 13 min



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ABOUT BLACK CREEK GROUP

Black Creek Group is an experienced real estate investment management and development firm that has bought or built over $22 billion of investments over its 25-year history. The firm manages diverse investment offerings across the spectrum of commercial real estate — including office, industrial, retail and multifamily — providing a range of investment solutions for both institutional and wealth management channels. Black Creek Group has nine offices across North America with more than 300 professionals. More information is available at www.blackcreekgroup.com.



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*2019 Current Estimate. Source: CBRE FastReport ProjectID:574583

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BLACK CREEK GROUP

THOMAS F. MONAHAN
Vice Chairman
+1 201 712 5610
thomas.monahan@cbre.com

STEPHEN D'AMATO
Executive Vice President
+1 201 712 5616
stephen.damato@cbre.com

LARRY SCHIFFENHAUS
Executive Vice President
+1 201 712 5809
larry.schiffenahus@cbre.com

KEVIN DUDLEY
Senior Vice President
+1 201 712 5837
kevin.dudley@cbre.com