



ARES
INDUSTRIAL
MANAGEMENT

148 PRINCETON-HIGHTSTOWN ROAD

EAST WINDSOR, NEW JERSEY 08520

FOR LEASE | ±406,669 SQ FT | State-of-the-Art Master-Planned Business Park

INNOVATION PARK
at Exit 8



CBRE

OWNED BY



ARES
INDUSTRIAL
MANAGEMENT

INNOVATIONPARKNJ.COM

Building A

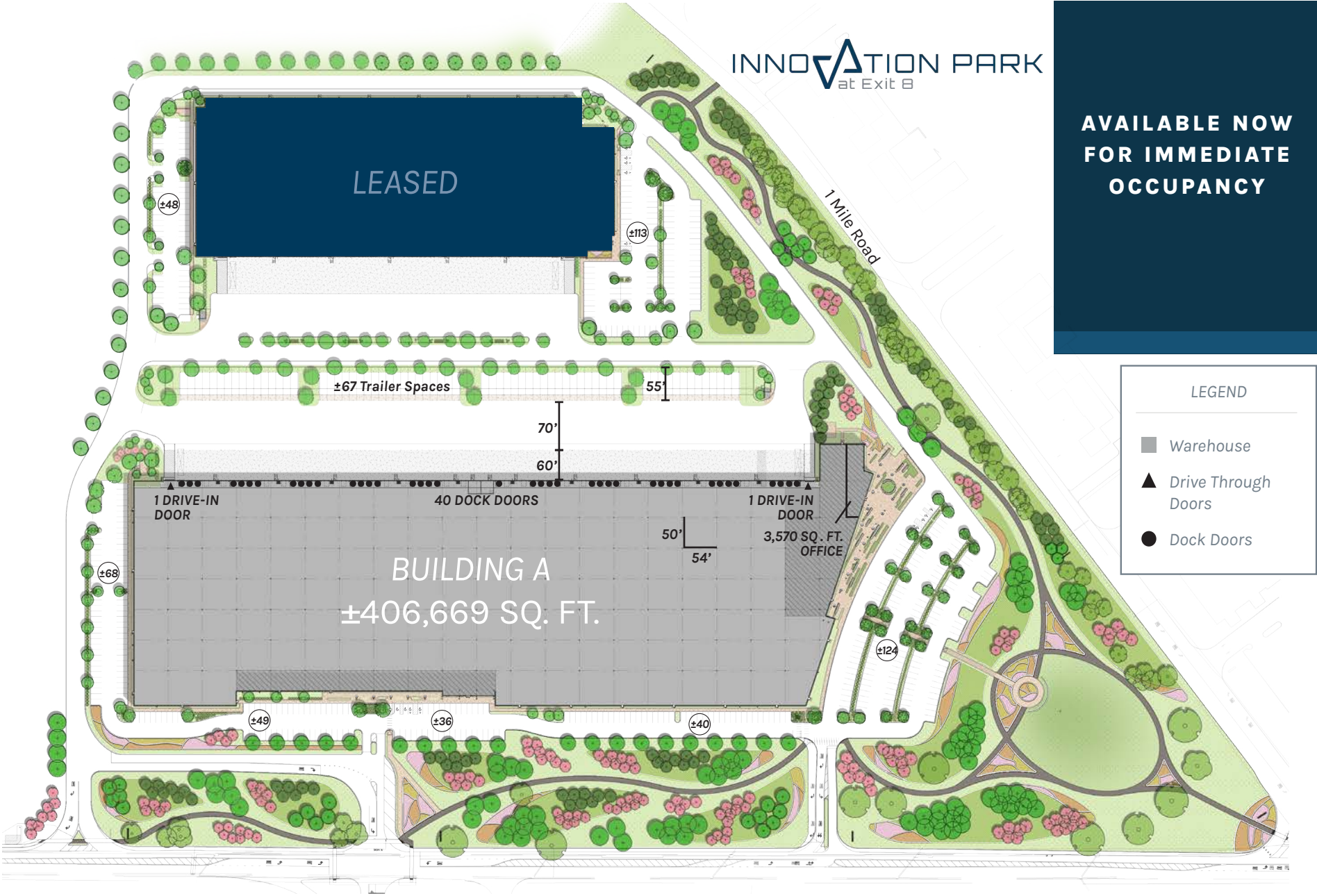
BUILDING SIZE	406,669 SQ FT	CAR PARKING	± 317 Spaces
OFFICE SIZE	3,570 SQ FT	TRAILER STORAGE	± 67 Spaces
CEILING HEIGHT	40' Clear	SLAB	8"
DOCK DOORS	40	SPRINKLERS	ESFR
COLUMN SPACING	50' x 56' (60' x 56' in Speed Bay)	POWER	277 / 480 Volt, 3 Phase, 4 Wire Service with 3,000 Amp Service
DRIVE-IN DOORS	2 (14' x 16')		



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



AVAILABLE NOW
FOR IMMEDIATE
OCCUPANCY



LEGEND

- Warehouse
- ▲ Drive Through Doors
- Dock Doors



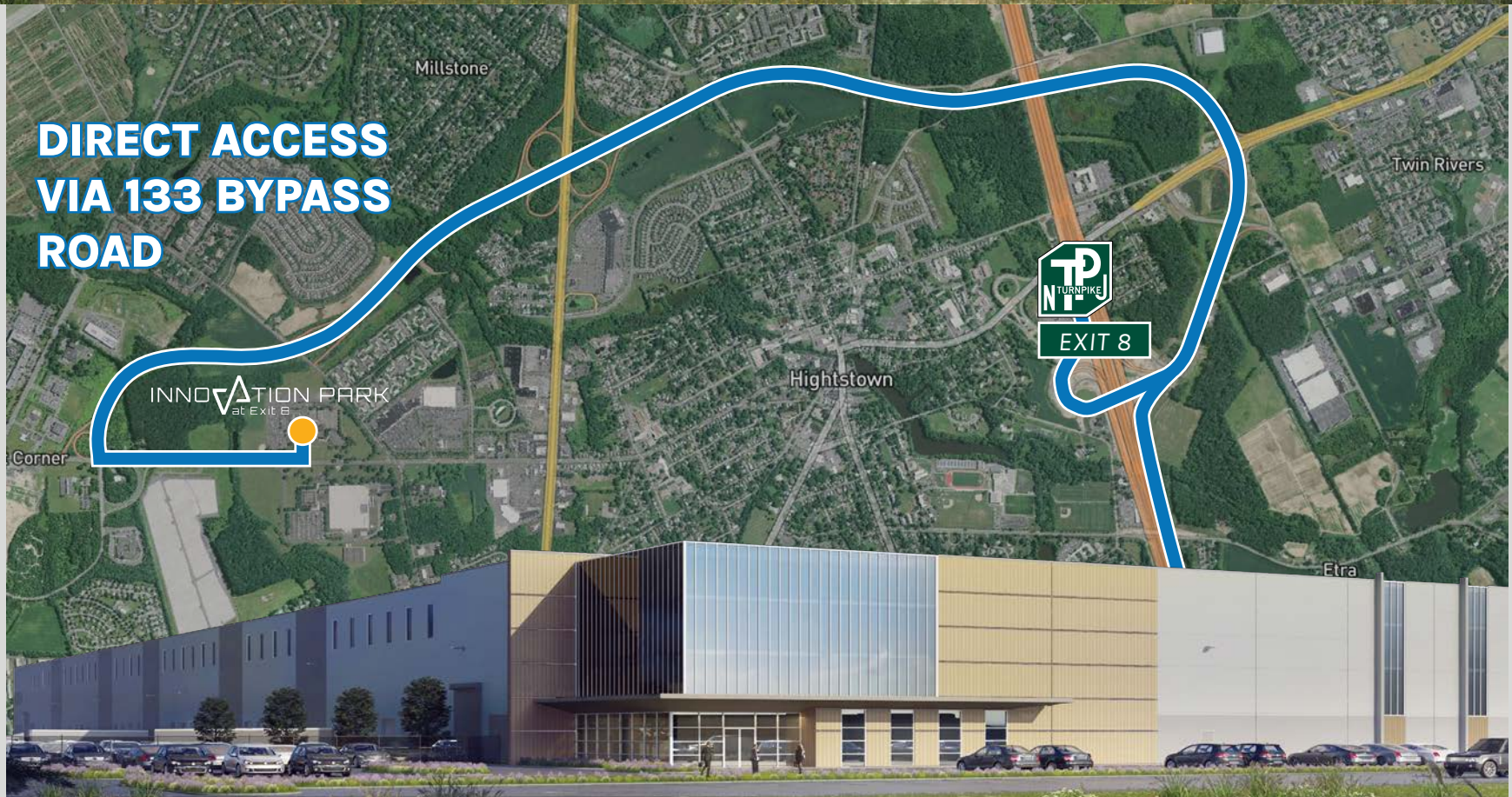
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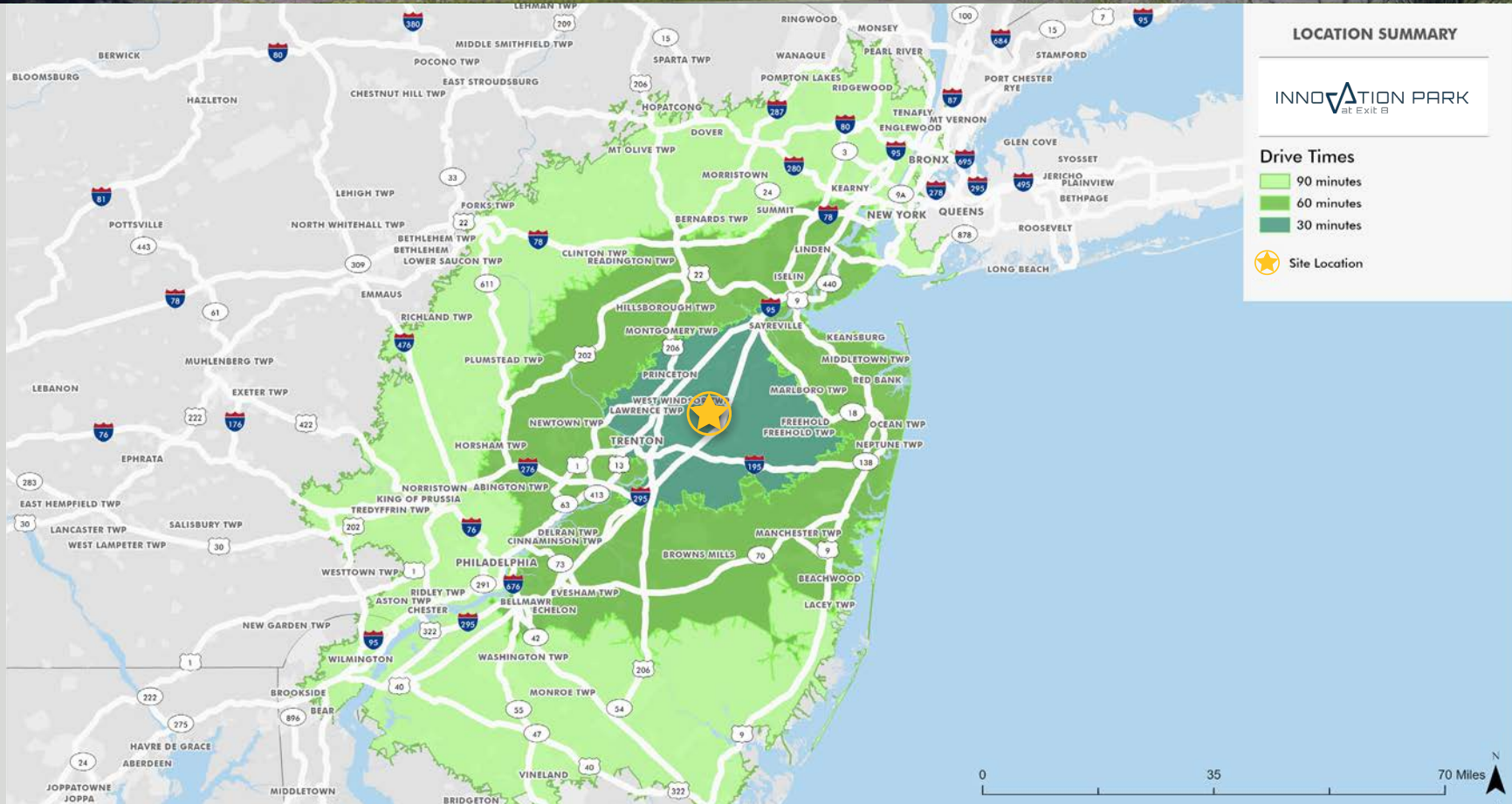
INNOVATION PARK at Exit 8



**DIRECT ACCESS
VIA 133 BYPASS
ROAD**



INNOVATION PARK at Exit 8



LOCATION SUMMARY

INNOVATION PARK
at Exit 8

Drive Times

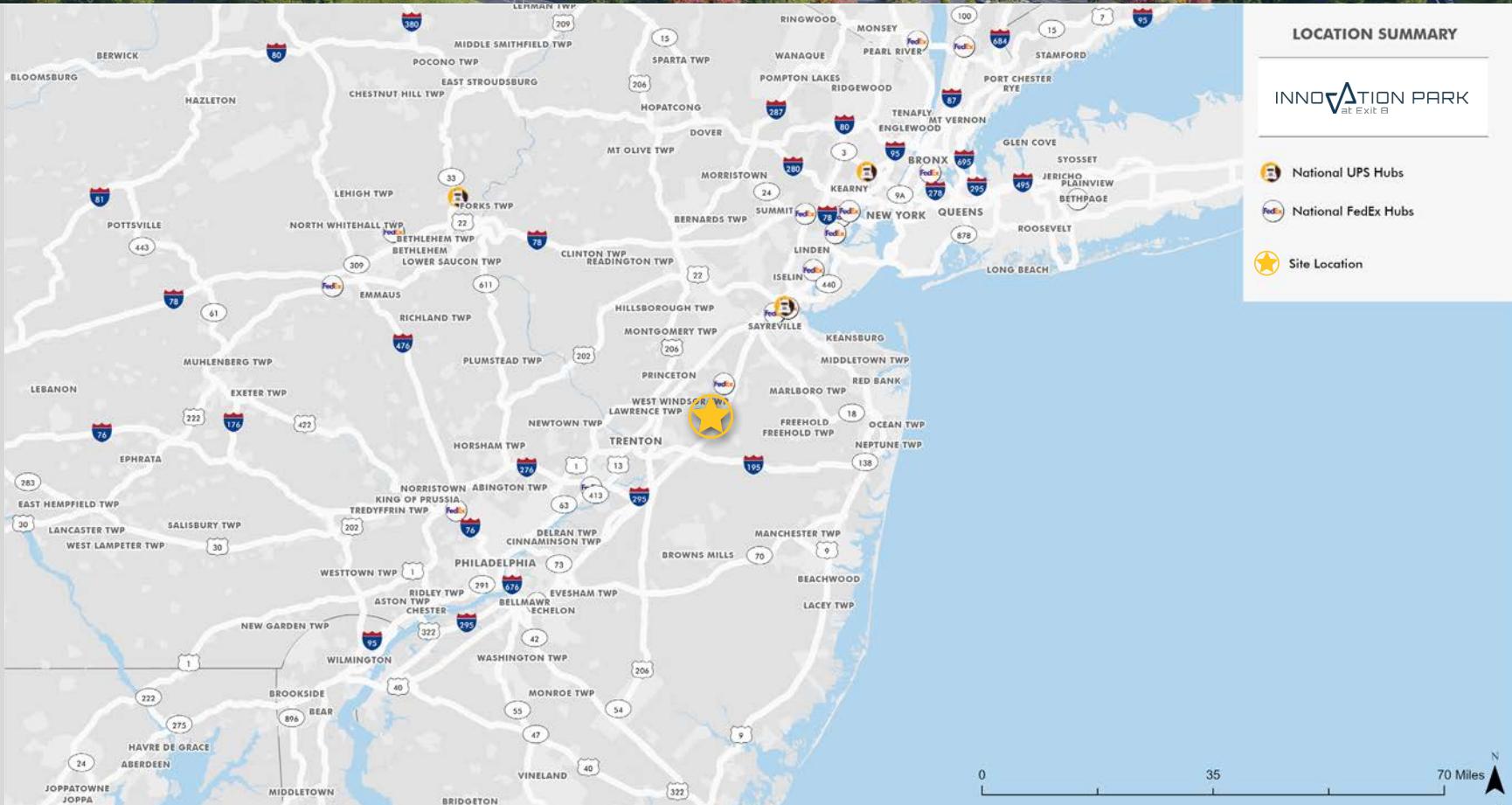
- 90 minutes
- 60 minutes
- 30 minutes

★ Site Location




INNOVATION PARK

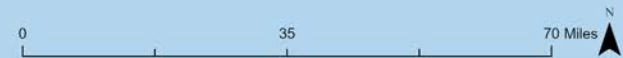
at Exit 8



LOCATION SUMMARY

INNOVATION PARK
at Exit 8

-  National UPS Hubs
-  National FedEx Hubs
-  Site Location



Population

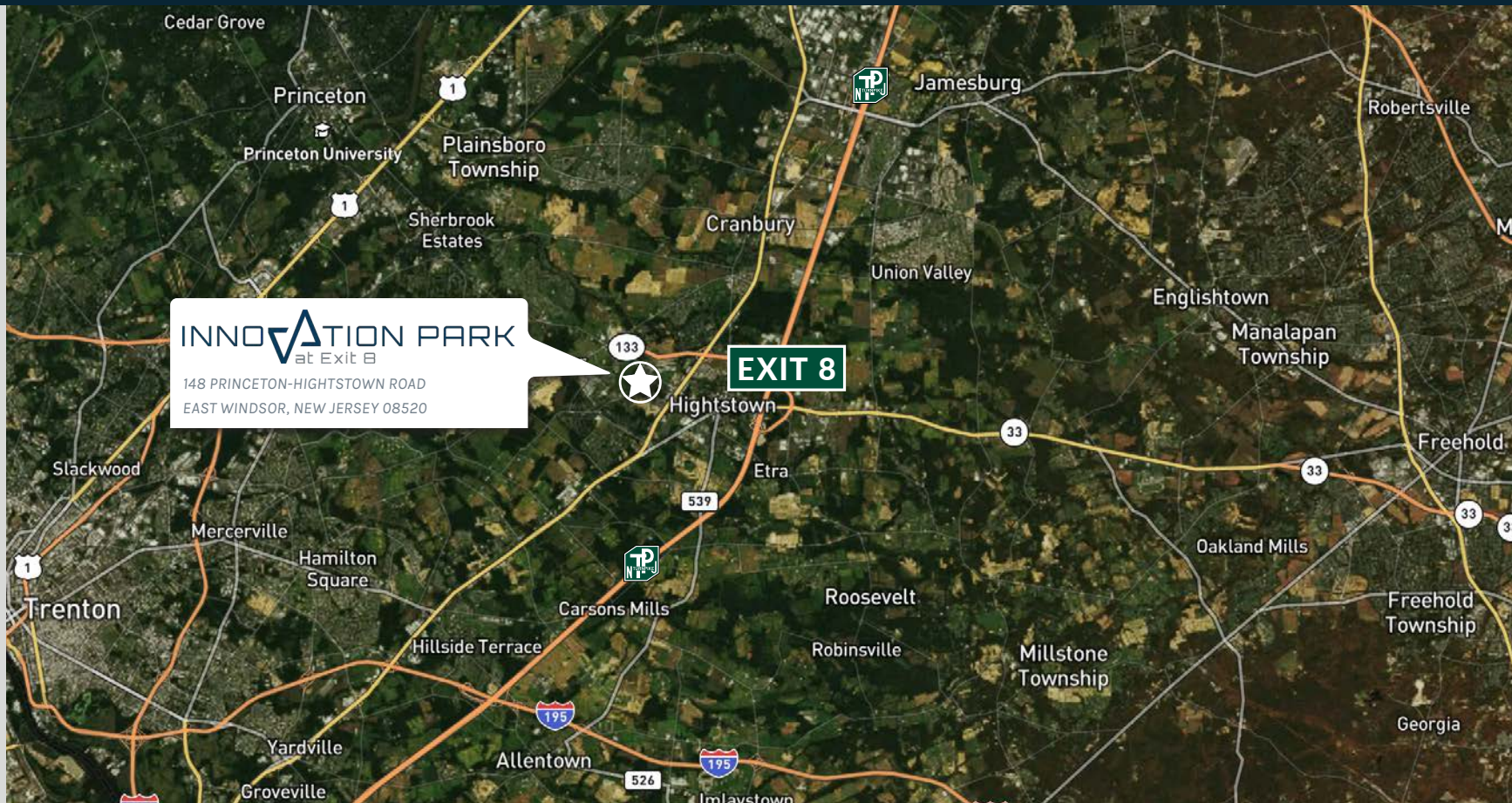
DEMOGRAPHICS

- 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



ABOUT ARES MANAGEMENT CORPORATION

Ares Management Corporation (NYSE: ARES) is a leading global alternative investment manager offering clients complementary primary and secondary investment solutions across the credit, private equity, real estate and infrastructure asset classes. We seek to provide flexible capital to support businesses and create value for our stakeholders and within our communities. By collaborating across our investment groups, we aim to generate consistent and attractive investment returns throughout market cycles. For more information, please visit www.aresgmt.com.



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at Exit 8



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

CBRE



THOMAS F. MONAHAN

Vice Chairman
o +1 201 712 5610
c +1 973 568 6614
thomas.monahan@cbre.com

LARRY SCHIFFENHAUS

Executive Vice President
o +1 201 712 5809
c + 1 201 532 5092
larry.schiffenhaus@cbre.com

BRIAN GOLDEN

Executive Vice President
o +1 712 5607
c + 1 732 284 8451
brian.golden@cbre.com