



66-Acre Somerset Lab Campus with Leaseback

The Property At-A-Glance

Jones Lang LaSalle Americas, Inc. ("JLL"), a licensed real estate broker, has been retained on an exclusive basis to arrange the sale of **1001 U.S. Route 202 (the "Property" or "Site")**, a ±66.08-acre site located in Raritan, Somerset County, New Jersey. The Site is currently improved with a ±596,183 SF operational life sciences/lab facility — comprising ±320,183 SF of lab/office space, ±186,000 SF of pharmaceutical manufacturing space, and ±63,000 SF of warehouse space — with the owner set to execute a short-term sale leaseback upon closing, providing immediate in-place cash flow. Its OM-3 (Limited Industrial District) zoning offers flexibility for repositioning or redevelopment across a range of permitted uses.

Please Note: The seller is focused on closing the sale in 2026. Please evaluate accordingly.

1

Strong Repositioning or Redevelopment Potential

OM-3 (Limited Industrial District) zoning provides flexibility for a range of permitted uses, including lab/life science, GMP manufacturing, and warehousing

2

Secure In-Place Cash Flow via Sale-Leaseback

The Seller will execute a sale leaseback upon closing, delivering immediate in-place income while providing an investor ample runway to pursue site plan approvals and entitlements.

3

Fourteen Building ±596,183 SF Life Sciences Campus

\$9.4M of capital improvements since 2021, a 1.7 MW owned solar array, robust power infrastructure, and on-site amenities including a full-service cafeteria and fitness center.

4

Prime Infill Location with Affluent Demographics

Direct access to U.S. Route 202 with connections to I-287 (3.0 miles) and I-78 (6.0 miles), 5-mile area averaging \$184,053 in household income with 63% holding a bachelor's degree or higher.



Marketing Team

Jose Cruz
Senior Managing Director
T: 201-240-7546
j.cruz@jll.com

Dan Loughlin
Vice Chairman
T: 201-259-0097
dan.loughlin@jll.com

Jeremy Neuer
Senior Managing Director
T: 732-539-3047
jeremy.neuer@jll.com

Michael Kavalier
Director
T: 917-923-4242
michael.kavalier@jll.com

Nicholas Stefans
Managing Director
T: 908-202-3180
nicholas.stefans@jll.com

Jason Lundy
Managing Director
T: 732-850-5326
jason.lundy@jll.com

Analytics:
Cody Johnson | Senior Analyst | T: 832-334-6107 | cody.johnson@jll.com

Financing:
Ryan Carroll | Director | T: 973-271-8185 | r.carroll@jll.com

Leasing:
Jason Benson | Senior Managing Director | T: 973-829-4669 | jason.benson@jll.com

CENTRAL NEW JERSEY

Simon, Chiusolo & Gerace orchestrate transactions

NAIDB completes industrial sale and lease in Central NJ

SOUTH PLAINFIELD/BRIDGEWATER, NJ — NAI DiLeo-Bram & Co. (NAIDB)

recently completed two Central New Jersey industrial transactions, including the sale of a 2.2-acre industrial outside storage property in South Plainfield and a 16,800 s/f lease in Bridgewater.

Vice presidents **Christopher Chiusolo** and **Kyle Gerace** arranged the undisclosed-price sale of the IOS-dedicated parcel on Harmich Rd. in South Plainfield. NAIDB represented the unnamed private seller and secured the buyer, Genesis LLC, completing the transaction within seven weeks.

Chiusolo and Gerace structured a customized financial arrangement designed to accommodate the seller's financial requirements while allowing the buyer to integrate the property into its portfolio.

"IOS space is at an absolute premium in the South Plainfield submarket right now," said Gerace. "Because land zoned for IOS is incredibly scarce, we recognized the immense value of this parcel. Our priority



Christopher Chiusolo



Kyle Gerace



David Simon



2.2-acre IOS property on Harmich Rd. in South Plainfield



81 Chimney Rock Rd. in Bridgewater

was creating a tailored transaction framework that directly honored our client's unique, long-term financial objectives."

Located within Middlesex County, the property provides access to I-287, US Route 22, Route 1 and I-95, connecting industrial and logistics users to the New Jersey Turnpike, the Port of New York and New Jersey and the broader East Coast distribution corridor.

"Completing a transaction of this complexity within a seven-week window requires total alignment and accelerated execution," said Chiusolo. "We also proactively navigated the tenant's future renewal options to secure a streamlined, mutually beneficial outcome in an exceptionally tight market."

In Bridgewater, NAIDB completed a 16,800 s/f industrial

lease at 81 Chimney Rock Rd., Building B, to Hard Chrome Solution, an industrial plating and mechanical services provider.

NAIDB chief operating officer **David Simon** and Gerace and Chiusolo represented the landlord. **Cushman & Wakefield** represented the tenant.

"This transaction reflects continued demand for well-located industrial units in Somerset County," said Gerace. "We are pleased to have facilitated a lease that met our client's objectives."

Building B offers loading capabilities and ceiling heights suited for mechanical and industrial operations. Located within an established industrial hub, the property provides access to I-287 and Route 22, along with proximity to a skilled labor force and supporting infrastructure. **MAREJ**



SWEETWATER
CONSTRUCTION CORP

Corporate Interiors • Multifamily • Senior Living
Healthcare • Retail • Academic • Science & Tech

732-605-0500 www.sweetwatercorp.com