





# Lab Space Available in New Jersey/ New York



With the New Jersey and Westchester, NY available Life Science facility market currently operating at a direct vacancy rate of 31.28% and an overall sublease and direct vacancy rate of 41.05%; there exists multiple opportunities throughout the region that offer immediate access to “Turnkey” facilities for both R&D and GMP manufacturing. Below is a “short-list” that is representative of the overall market availabilities offering chemistry, biology, vivarium and GMP production facilities at very favorable lease terms.

To learn more about these facilities or the overall market availabilities, please contact **Andrew Tarvin** at (201) 444-5805 or [atarvin@tarvincommercial.com](mailto:atarvin@tarvincommercial.com).

	<p><b>Location</b></p> <p>Tarrytown, NY</p>	<p><b>Sq Ft</b></p> <p>6,000 SF to 77,000 SF</p>	<p><b>Status</b></p> <p>Available for Lease</p>	<p><b>Description</b></p> <ul style="list-style-type: none"> <li>• Institutional Ownership w/Portfolio of Pharma Facilities</li> <li>• Turnkey Labs</li> <li>• Chemistry and Biology Labs</li> <li>• Pilot Scale Biologics Manufacturing</li> <li>• Bio Pharma Campus 1.3M SF</li> </ul>
	<p><b>Location</b></p> <p>Pearl River, NY</p>	<p><b>Sq Ft</b></p> <p>35,000 SF to 86,000 SF or greater</p>	<p><b>Status</b></p> <p>Available for Lease and Sale</p>	<p><b>Description</b></p> <ul style="list-style-type: none"> <li>• Turnkey Labs</li> <li>• Free Standing Facilities</li> <li>• Heavy Chemistry Labs and Development Suites</li> <li>• Heavy Pharma Infrastructure</li> <li>• Biologics Manufacturing Free Standing Facility</li> <li>• Bio Pharma Campus</li> </ul>
	<p><b>Location</b></p> <p>Ramsey, NJ</p>	<p><b>Sq Ft</b></p> <p>37,000 SF</p>	<p><b>Status</b></p> <p>Available for Lease and Sale</p>	<p><b>Description</b></p> <ul style="list-style-type: none"> <li>• Turnkey Labs</li> <li>• Chemistry and Biology Labs</li> <li>• Vivarium</li> <li>• Free Standing Facility</li> </ul>
	<p><b>Location</b></p> <p>Montvale, NJ</p>	<p><b>Sq Ft</b></p> <p>12,000 SF to 45,000 SF</p>	<p><b>Status</b></p> <p>Available for Sublease or Long Term Direct Lease</p>	<p><b>Description</b></p> <ul style="list-style-type: none"> <li>• Turnkey Labs</li> <li>• Chemistry and Biology Labs</li> <li>• Cold Room and Support Areas</li> <li>• Institutional Ownership w/Portfolio of Pharma Facilities</li> </ul>

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Location	Sq Ft	Status	Description
Paramus, NJ	10,000 SF to 113,000 SF	Available for Lease and Sale	<ul style="list-style-type: none"> <li>• Turnkey Labs</li> <li>• Chemistry and Biology Labs</li> <li>• Large Vivarium</li> <li>• Support Areas</li> <li>• Newly renovated</li> </ul>



Location	Sq Ft	Status	Description
Fair Lawn, NJ	11,000 SF to 27,000 SF	Available for Lease and Sale	<ul style="list-style-type: none"> <li>• GMP Production Suites</li> <li>• Chemistry Labs</li> <li>• GMP Warehouse</li> </ul>



Location	Sq Ft	Status	Description
Totowa, NJ	120,000 SF	Available for Sublease or Long Term Lease	<ul style="list-style-type: none"> <li>• OSD GMP Operational</li> <li>• Support Labs</li> <li>• Critical Infrastructure</li> <li>• DEA Vault Class II</li> <li>• GMP Warehouse</li> </ul>



Location	Sq Ft	Status	Description
Little Falls, NJ	40,500 SF	Available for Sublease or Long Term Direct Lease	<ul style="list-style-type: none"> <li>• OSD GMP Operational</li> <li>• Support Labs</li> <li>• Critical Infrastructure</li> <li>• DEA Class II vault</li> </ul>

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Location	Sq Ft	Status	Description
Piscataway, NJ	36,000 SF to 115,000 SF	Available for Lease and Sale	<ul style="list-style-type: none"> <li>• Turnkey Chemistry Labs</li> <li>• Corporate Park Setting</li> <li>• Infrastructure In-Place</li> </ul>



Location	Sq Ft	Status	Description
Cranbury, NJ	5,000 SF to 65,000 SF	Available for Sublease (Long-Term)	<ul style="list-style-type: none"> <li>• Turnkey Labs</li> <li>• Heavy Chemistry and Biology Labs</li> <li>• Vivarium</li> <li>• Support Infrastructure</li> <li>• Bio Pharma Campus</li> </ul>



Location	Sq Ft	Status	Description
North Brunswick, NJ	7,000 SF to 42,000 SF	Available for Lease	<ul style="list-style-type: none"> <li>• Turnkey Labs</li> <li>• Pre-built</li> <li>• Bio Pharma Campus</li> </ul>



Location	Sq Ft	Status	Description
Ewing, NJ	18,000 SF	Available for Lease	<ul style="list-style-type: none"> <li>• Turnkey Labs</li> <li>• Chemistry and Biology Labs</li> <li>• Institutional Ownership w/Portfolio of Pharma Facilities</li> </ul>

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