

Lab Space Available in New York, New Jersey & Pennsylvania



Below is a “short-list” that is representative of the overall market availabilities which in NJ , NY & PA markets are approximately 23.4% to 25.4% overall vacancy factor. The current opportunities offer immediate access to existing 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.



Location	Sq Ft	Status	Description
Tarrytown, NY	6,000 SF to 77,000 SF	Available for Lease	<ul style="list-style-type: none"> • Institutional Ownership w/Portfolio of Pharma Facilities • Turnkey Labs • Chemistry and Biology Labs • Bio Pharma Campus 1.3M SF



Location	Sq Ft	Status	Description
Pearl River, NY	8,000 SF to 86,000 SF	Available for Lease	<ul style="list-style-type: none"> • Turnkey Labs • Free Standing Facilities • Heavy Chemistry Labs and Development Suites • Heavy Pharma Infrastructure • Biologics Manufacturing Free Standing Facility • Former Big Pharma Campus



Location	Sq Ft	Status	Description
Brooklyn, NY	7,250—100,000 SF	Available for Lease	<ul style="list-style-type: none"> • Turnkey Labs • Chemistry and Biology Labs • Hudson River views • Mass Transit accessibility



Location	Sq Ft	Status	Description
Montvale, NJ	10,000 SF to 56,000 SF	Available for Lease	<ul style="list-style-type: none"> • Institutional Ownership w/Portfolio of Pharma Facilities • Turnkey Labs • Chemistry and Biology Labs • Vivarium

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Location	Sq Ft	Status	Description
Paramus, NJ	2,500 SF to 21,000 SF	Available for Lease	<ul style="list-style-type: none"> • Turnkey Labs • Chemistry and Biology Labs • Newly renovated Labs



Location	Sq Ft	Status	Description
Bridgewater, NJ	3,000 SF to 65,000 SF	Available for Lease	<ul style="list-style-type: none"> • Turnkey Labs— both Chemistry and Biology • Back-up power for entire campus • Former Big Pharma Campus



Location	Sq Ft	Status	Description
East Hanover, NJ	12,000 SF to 33,000	Available for Lease or Sale	<ul style="list-style-type: none"> • OSD Operational • R&D Labs • Former Big Pharma Pilot Scale Facility



Location	Sq Ft	Status	Description
Livingston, NJ	3,500 SF	Available for Lease	<ul style="list-style-type: none"> • Life Sci Ownership • Turnkey Spec Lab • 3,500 SF

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Location	Sq Ft	Status	Description
Piscataway, NJ	8,900 SF	Available for Lease	<ul style="list-style-type: none"> • Turnkey Chemistry & Biology Labs • Corporate Park Setting • Infrastructure In-Place • 250 KW Generator for back-up power • Former pharma space



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



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



Location	Sq Ft	Status	Description
Warminster, PA	4,000 SF	Available for Lease	<ul style="list-style-type: none"> • Fully equipped built-out Labs • 2 Chem Hood • 2 Ventilation Chambers

No representation is made to the accuracy of the information furnished herein and same is submitted subject to errors, omission, change of prices, rental, or other conditions, prior sale, lease, and/or withdrawal without notice. The furnishing of this information shall not be deemed a hiring. A commission in accordance with our principal's schedule of rates and conditions will be paid to the procuring Broker executing owner's brokerage agreement who fully consummates a lease upon terms and conditions acceptable to our principal.