

SciPark, East Windsor, NJ

Phase II, III, VI

New Construction Can Start Immediately!



Office/Laboratory/ R&D/ Flex: 20,000 SF - 180,000 SF

As exclusive agents, we are pleased to offer the following space for lease:

**We are pleased to
announce**

Elementis

**has leased the entire
Scipark Phase I building
65,552 SF**

- ◆ Brand new construction; site ready for immediate construction.
- ◆ Flex, Lab, R and D, Office and other commercial uses.
- ◆ Operable windows and 19' clear ceiling height.
- ◆ Very low loss factor (about 1%) – Get more space for your money!
- ◆ Up to three additional buildings can be built on site!
- ◆ Abundant parking.
- ◆ Generous Tenant Improvement Allowance available.
- ◆ Close proximity to restaurants, banking, shopping, and other amenities!

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Procuring broker shall only be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.