

Biotech

Bridge Business Center — Targeted to Support Life Sciences

Bridge Business Center, set on a 30 acre campus in Bucks County, Pennsylvania just north of Philadelphia along the Delaware River, is an existing 300,000 square ft. facility comprised of office, analytical and small molecule laboratories, pilot plant manufacturing, other R&D and administrative buildings. The site has zoning and municipal approvals for 60,000 square feet of new construction and additional expansion capacity. The Bridge Business Center is an 'infrastructure ready' site with all utilities, including chemical sewer capacity.

Bridge Business Center is located in a state designated Keystone Innovation Zone. It is targeted to support Life Sciences, Advanced Manufacturing, Alternative Energy, Green Technology and Specialty Chemical companies in the Commonwealth of Pennsylvania. The site is strategically located providing it supe-

rior access to a premier workforce and world class scientific community.

Located within the greater Philadelphia area, one of the country's premier Life Sciences regions, the site is within 1 mile of I-95, the PA Turnpike and less than three miles from I-295, I-195 and the NJ Turnpike, providing convenient access to the mid-Atlantic region spanning from New York City to Washington D.C. Public transportation provides employees many convenient options to reach the Bridge Business Center from northern New Jersey / New York, Philadelphia and Delaware, including Amtrak and SEPTA R7 rail line service, connected via the Bristol Rush express bus from the SEPTA train station. In addition, Bridge Business Center is within a 45 minute drive of 10 major colleges and universities.

This state designated Keystone Innovation Zone is part of the Bucks County BIO-KIZ and a local real estate

tax abatement program (LERTA), abating future real estate tax assessments based on new improvements over a five year period. There are additional state and local financial incentives for the development of this site that gives it an unparalleled economic competitive advantage.

Keystone Redevelopment Group, LLC is the owner and developer of Bridge Business Center. Keystone brings national reach and local perspective to large scale development projects and has worked with Fortune 500 businesses, international companies and academic research institutions involved in Life Sciences, advanced manufacturing, and specialty chemicals, including the PA Biotechnology Center, Nitric BioTherapeutics, Inc., Hepatitis B Foundation, Bucks County Community College, Rohm & Haas, Behr Process Corporation (Masco Co), Sika AG, and Drexel University Institute for Hepatitis and Viral Research. 🏢



REAL ESTATE FACILITIES FOR

Life Science Companies
Alternative Energy Companies
Green Technology

- 300,000 sq ft existing labs / R&D, office, advanced mfg space
- Ideal for contract manufacturing, research and testing organizations
- Pilot plant manufacturing
- 'Ready-to-go' laboratories
- Infrastructure ready with all site utilities
- State designated Keystone Innovation Zone
- Local Real Estate Tax Abatements
- Access to Premier Workforce & Scientific Community

Located 30 minutes between Philadelphia and Princeton, NJ

Bristol, Bucks County, Pennsylvania
www.BridgeBusinessCenter.com
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