

BRIDGE BUSINESS CENTER

Research & Development Business Park

Bristol Township, Bucks County, Pennsylvania



LIFE SCIENCES ■ ADVANCED MANUFACTURING ■ INSTITUTIONAL

www.BridgeBusinessCenter.com

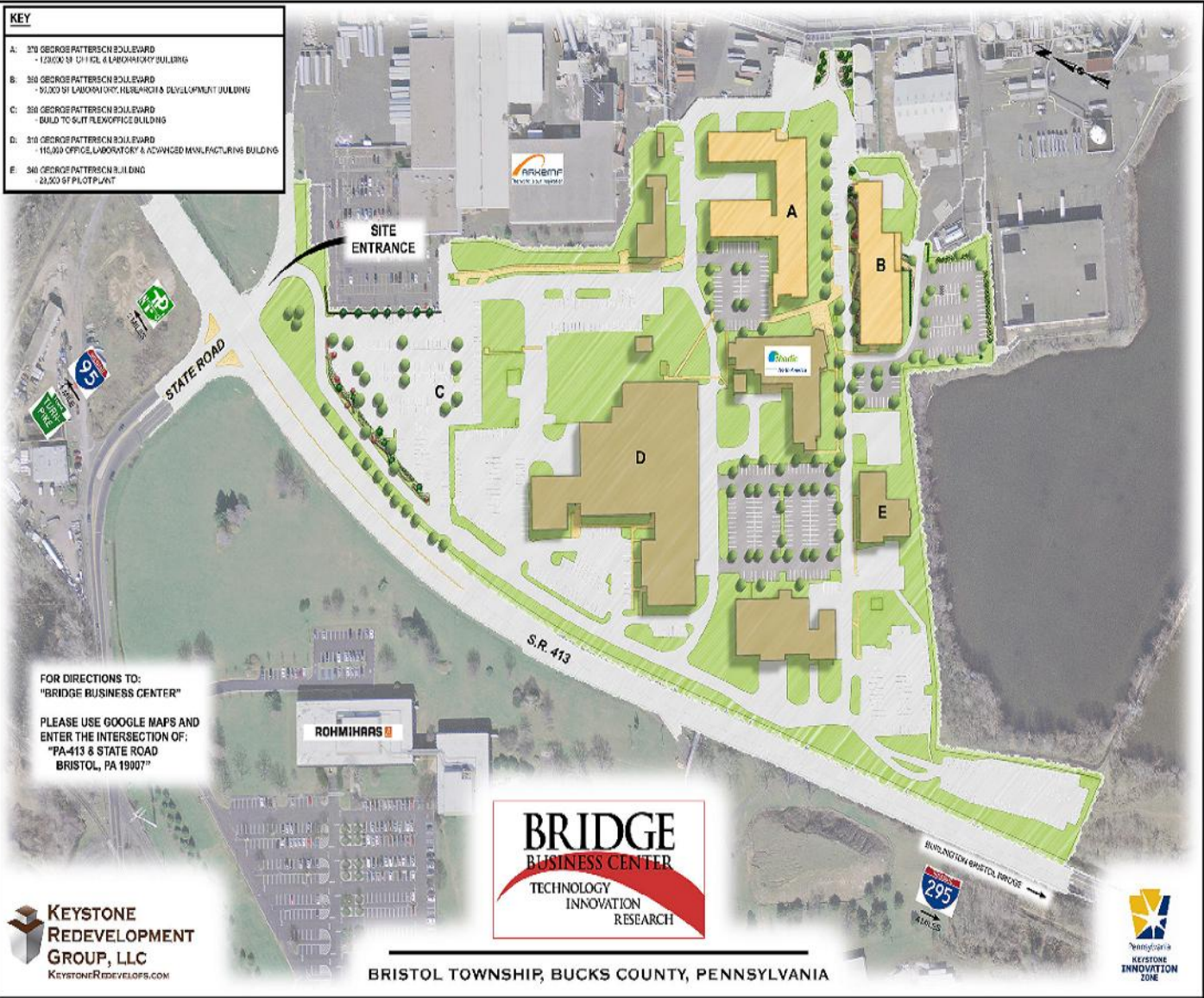




An Established Business Campus

Infrastructure Ready:

Water, Sewer, Natural Gas, Electric, Chemical Sewer



Bridge Business Center, set on a 30 acre campus, is an existing 300,000 square foot facility comprised of lab/R&D, pilot plant manufacturing, office, and administrative buildings. The site has 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.

This state designated **Keystone Innovation Zone**, targeted to support *Life Sciences, Alternative Energy* and *Advanced Manufacturing* companies in the Commonwealth of Pennsylvania, is part of the Bucks County BIO-KIZ, and a local real estate tax abatement program (LERTA) is in place, abating future real estate tax assessments based on new improvements over a five year period. There are additional state and local public financial incentives for the development of this site that give it an unparalleled economic competitive advantage.

The site is within 1 mile of I-95 and the PA Turnpike, and within three miles of I-295, I-195, and the NJ Turnpike, providing superior access to the mid-Atlantic region. Public transportation provides employees many convenient options to reach the Bridge Business Center, including the SEPTA R7 rail line. In addition, Bridge Business Center is located within a 45 minute drive of 10 major colleges and universities.

STATE OF THE ART FACILITIES



310 George Patterson Boulevard

Building "D": 115,000 square foot Manufacturing, R&D, Laboratory, Office

Building Size: 115,000 sq ft, Single user or Multi-tenant;
2 story; handicap accessible

Building Use: A/C Manufacturing space, R&D, cGMP Warehouse, Lab, Office

Zoning: M-2, Industrial

Ceiling Height: 18' - 30'

Water/Sewer: Public; Chemical Sewer capacity available

Electric / Gas: Provided by PECO;
Primary 480/208/120, three phase

Fire / Safety: Sprinklers throughout;
On-site 24 hour emergency services



340 George Patterson Boulevard

Building "E": 23,500 square foot Chemical Research Pilot Plant

Building Size: 23,500 sq ft, Single user
3 story; handicap accessible

Building Use: Multi-purpose pilot plant, Manufacturing, R&D
Building designed to handle detonation hazards

Zoning: M-2, Industrial

Ceiling Height: 12' - 15'

Water/Sewer: Public; Chemical Sewer capacity available

Electric / Gas: Provided by PECO;
Primary 480/208/120, three phase

Fire / Safety: Sprinklers throughout;
On-site 24 hour emergency services



360 George Patterson Boulevard

Building "B": 50,000 square foot R&D, Laboratory, Office

Building Size: 50,000 sq ft, Multi-tenant;
1,000-20,000 sq ft Lab Suites;
2 story; handicap accessible
Building areas designed to handle detonation hazards

Building Use: R&D, Chemistry Lab, Office

Zoning: M-2, Industrial

Ceiling Height: 15'

Water/Sewer: Public

Electric / Gas: Provided by PECO;
Primary 480/208/120, three phase

Fire / Safety: Sprinklers throughout;
On-site 24 hour emergency services



370 George Patterson Boulevard

Building "A": 120,000 square foot R&D, Laboratory, Office

Building Size: 120,000 sq ft, Multi-tenant;
5,000 - 40,000 sq ft suites;
3 story; handicap accessible

Building Use: R&D, Lab, Office,
Conference meeting space,
Gym, Cafeteria

Zoning: M-2, Industrial

Ceiling Height: 14 Feet

Water/Sewer: Public; Chemical sewer capacity available

Electric / Gas: Provided by PECO;
Primary 480/208/120, three phase

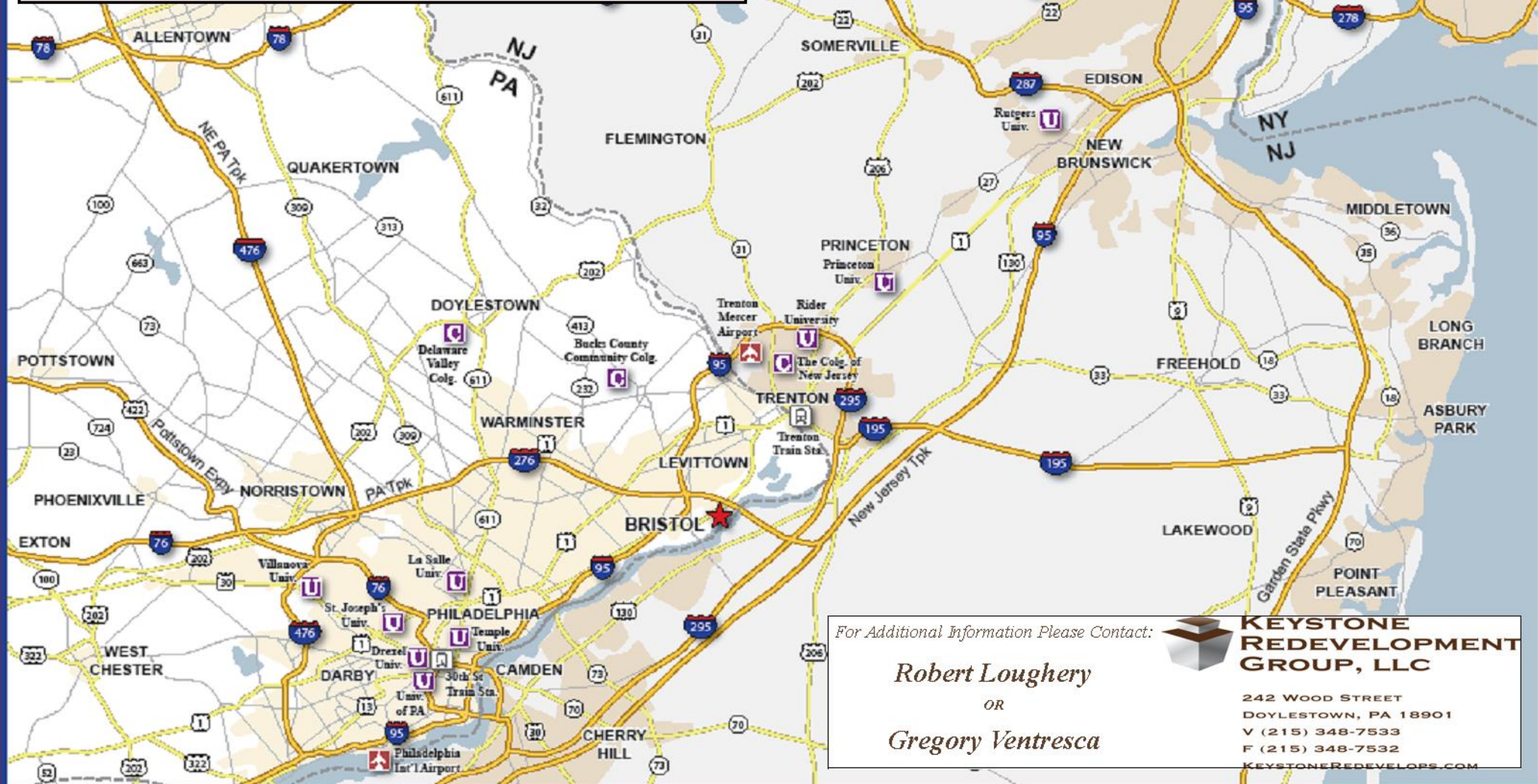
Fire / Safety: Sprinklers throughout;
On-site 24 hour emergency services



Premier Location & Accessibility

DRIVE TIMES & MILEAGE TO BRIDGE BUSINESS CENTER

Location	Distance	Time
Trenton, NJ	11.4 miles	17 minutes
Philadelphia, PA	23.4 miles	30 minutes
Princeton, NJ	24.4 miles	35 minutes
Philadelphia Intl' Airport	31.5 miles	35 minutes
Malvern, PA	45.0 miles	53 minutes
Newark, NJ Intl' Airport	63.8 miles	71 minutes
New York, NY	74.8 miles	85 minutes



For Additional Information Please Contact:

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