

CONTINUUM

AN INNOVATION ECOSYSTEM

continuum-nj.com



Innovation in Motion

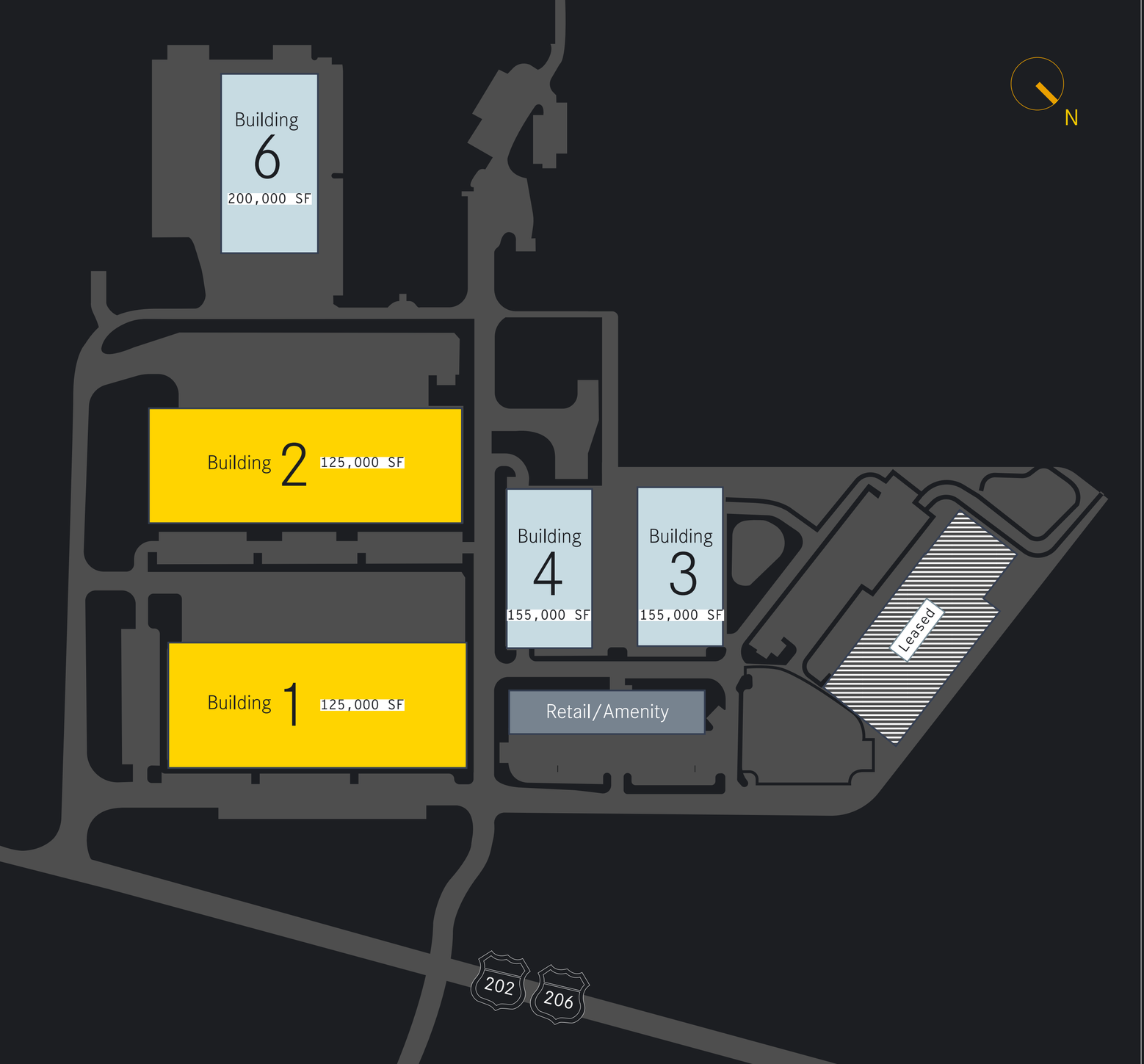
The Continuum campus integrates R&D, advanced manufacturing, logistics, and shared spaces into a single, end-to-end ecosystem. Premiering 2027.

up to
1.1M RSF
purpose-built life science facilities

60+ acres
R&D and advanced manufacturing campus

up to
830K SF
R&D, laboratory, and office space

250K SF
advanced manufacturing, including GMP-ready spaces



Site Plan

- R&D, Lab & Office
- Advanced Manufacturing & GMP
- Retail & Amenity Pavilion

R&D, Lab & Office

Building 3&4 Key Metrics

Uses

Research & Development, Laboratory, Office, Pilot Plant

Building SF

Approximately 155,000 SF each

Building Dimensions

Building 3: ±276′ x 140′

Building 4: ±276′ x 140′

Typical Floor Plate

38,500 SF

Floor-to-Floor Height

12′- 16′

Maximum Zoning Height

60′

Elevators

Three (3) passenger

One (1) freight

Loading

3 shared loading bays, with below-grade storage and staging

Car Parking

532 stalls pre-approved

Surface: 32

Garage: 500 (23+ EV-ready spaces)

Expandable to 800+

EV-Ready

Domestic Water

8-10″ water main with redundant loop - 4″ feed to each building (can be upsized depending on use)

Dedicated site main sized to serve high domestic, process, and fire demands

Fire Service

8″ feed to each bldg. based on multi-story B occupancy with sprinklers/ standpipes

Sanitary/Sewer

6″ main handles domestic waste plus non-hazardous process drains; specialty waste systems required for certain effluents.

Connected to 23.0 MGD regional secondary advanced wastewater treatment system.

Natural Gas

8″ gas main on-site- building feed to be 4″

Adjacent 36″ high pressure transmission line with existing feed to site

Electrical

4,000 amps or 2.6 MW+ with potential for diverse POE

Telecom/Data Fiber

Two (2) 4″ stubbed conduits to each building with diverse POE

Verizon fiber (72) & copper, Lightpath fiber (48) & Optimum on-site

Sponsorship

ADVANCE
REALTY INVESTORS

Advance Realty Investors is a privately held, fully integrated real estate investment, development, and management firm based in Bedminster, New Jersey. Since its founding in 1979, the company has grown into one of the Northeast's most innovative and respected real estate firms, developing over 30 million square feet in the life science, industrial, office, multifamily, and retail sectors. Its approach emphasizes hands-on, long-term ownership and a quality-first commitment to tenant success.

advancere.com



1979

year founded



9M SF

industrial warehouse owned and under development



20M SF

operating portfolio and future projects

Connect With Continuum

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