

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



Development Ready Site

Shovel-ready with an approved site plan and Phase 1 construction underway

Long-Term Certainty

PILOT agreement in place with township

End-to-End Life Science Campus

Brand-new, purpose-built facilities for R&D and advanced manufacturing, including GMP-ready spaces

Performance-Driven Experience

Best-in-class amenities with future restaurants, fast-casual eateries, shared workspaces, and conference and event space

NY-NJ Regional Access

Located within the New York-New Jersey life sciences corridor, with access to talent, capital, research institutions, and regional transportation

Hands-On Ownership

Advance's active ownership and long-term partnership support tenants as their real estate needs grow, adapt, and scale

Location

- Access
- World-Class Neighbors
- Educational Institutions

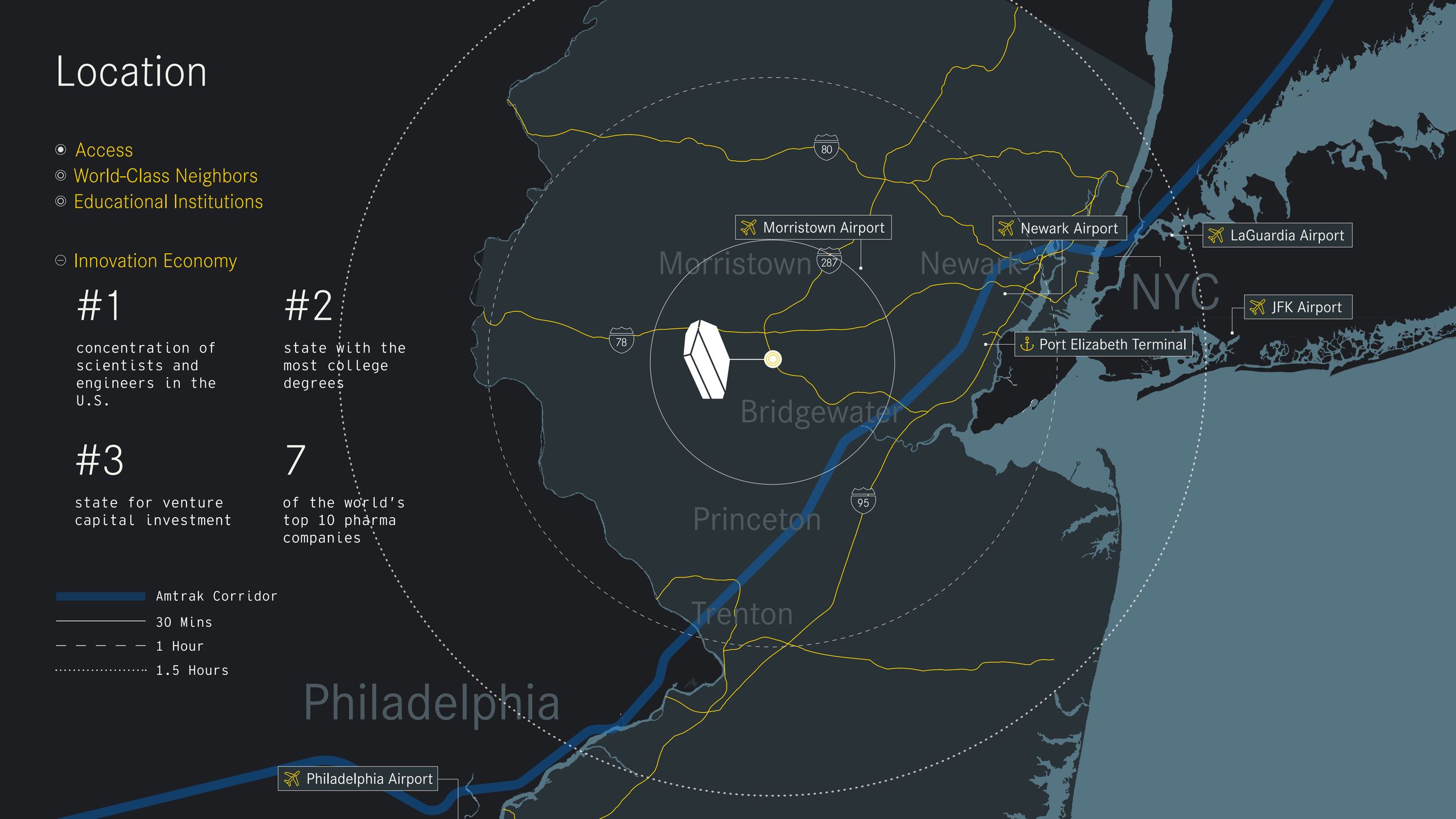
- Innovation Economy

#1
concentration of scientists and engineers in the U.S.

#2
state with the most college degrees

#3
state for venture capital investment

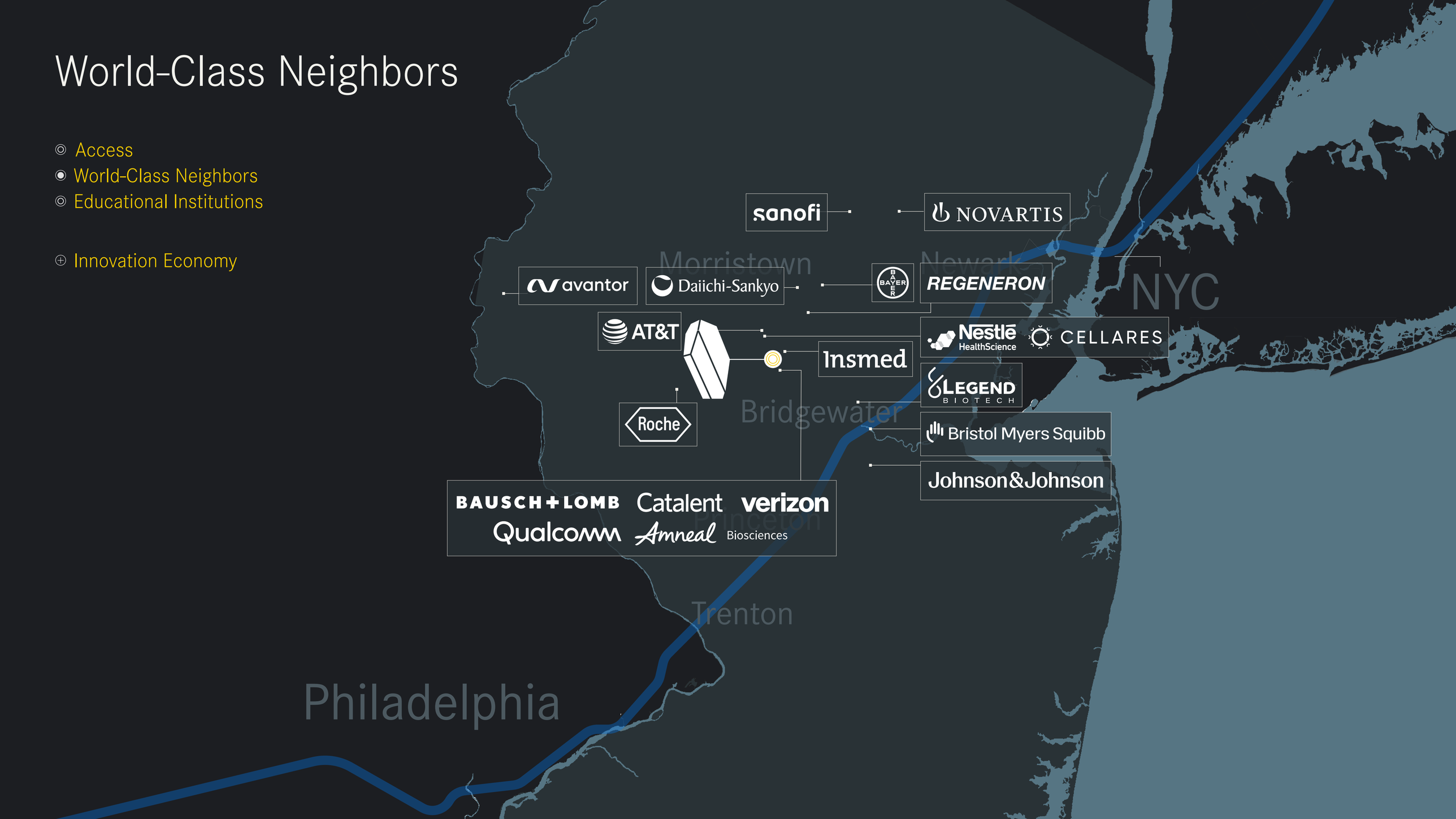
7
of the world's top 10 pharma companies



World-Class Neighbors

- Access
- World-Class Neighbors
- Educational Institutions

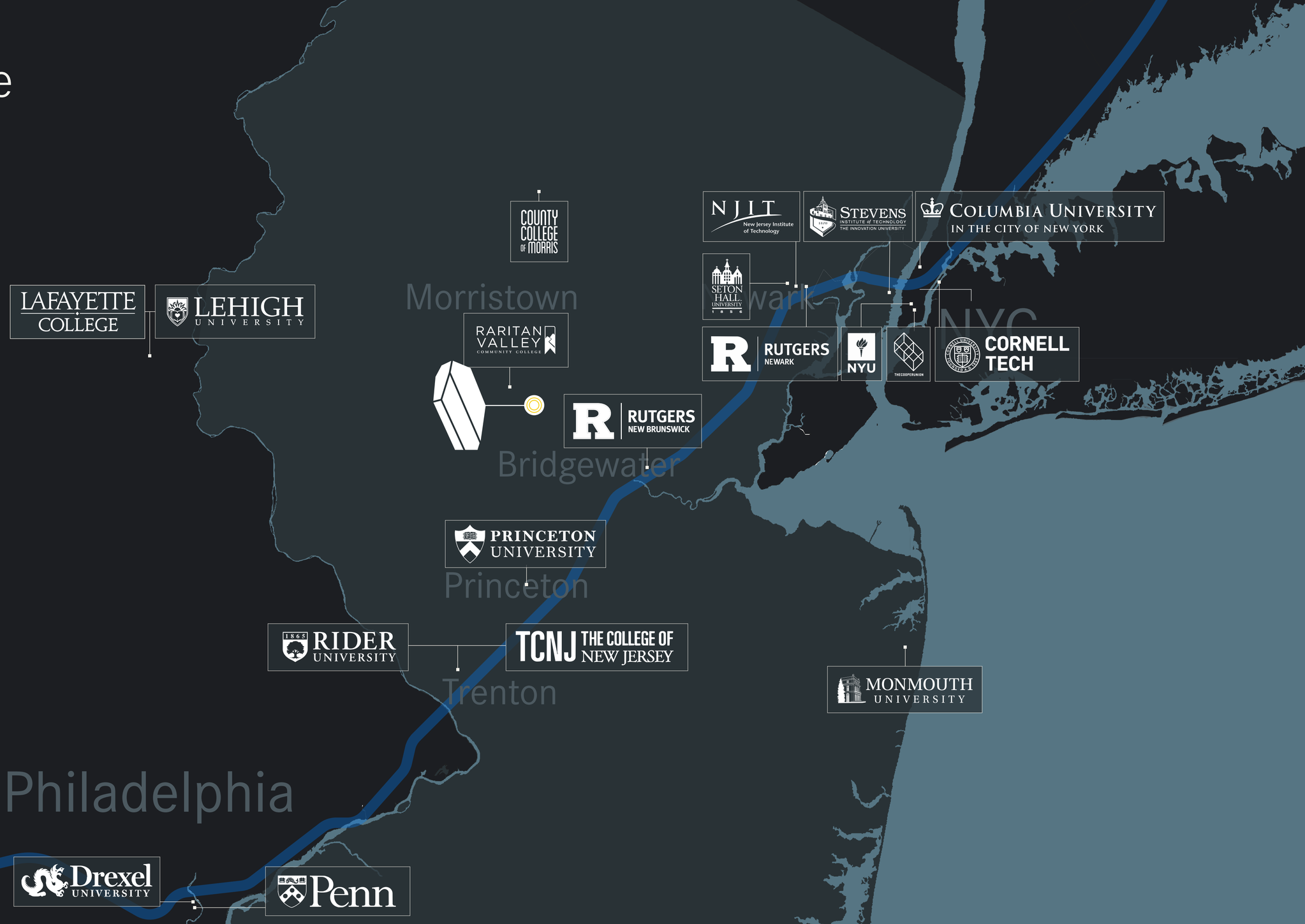
- Innovation Economy



Talent Pipeline

- Access
- World-Class Neighbors
- Educational Institutions

- Innovation Economy



Quality of Life









- Top-ranked schools
- Diverse housing options
- Vibrant downtowns
- Abundant recreation

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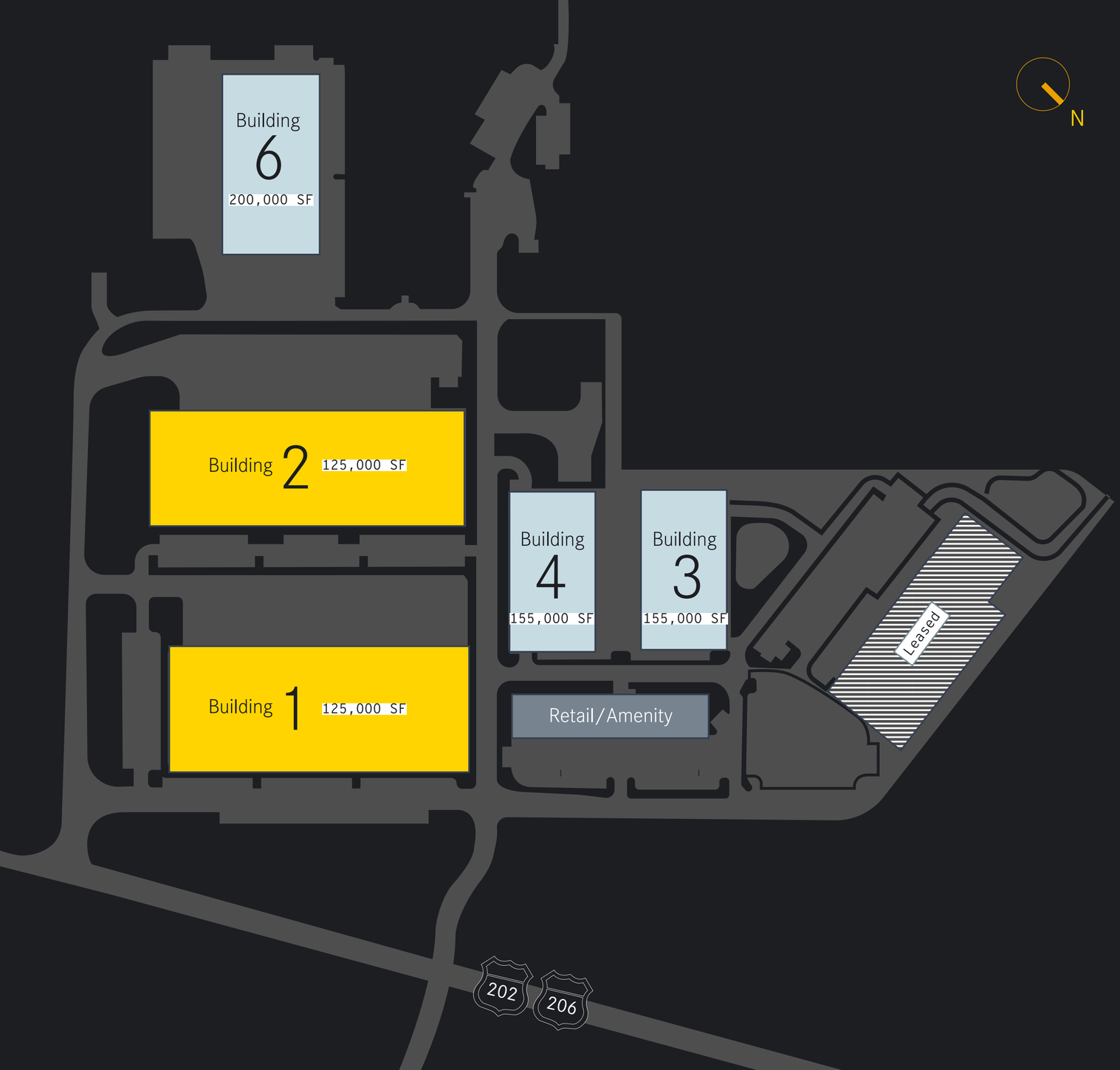


Site Plan

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

Advanced Manufacturing & GMP

Building 1&2



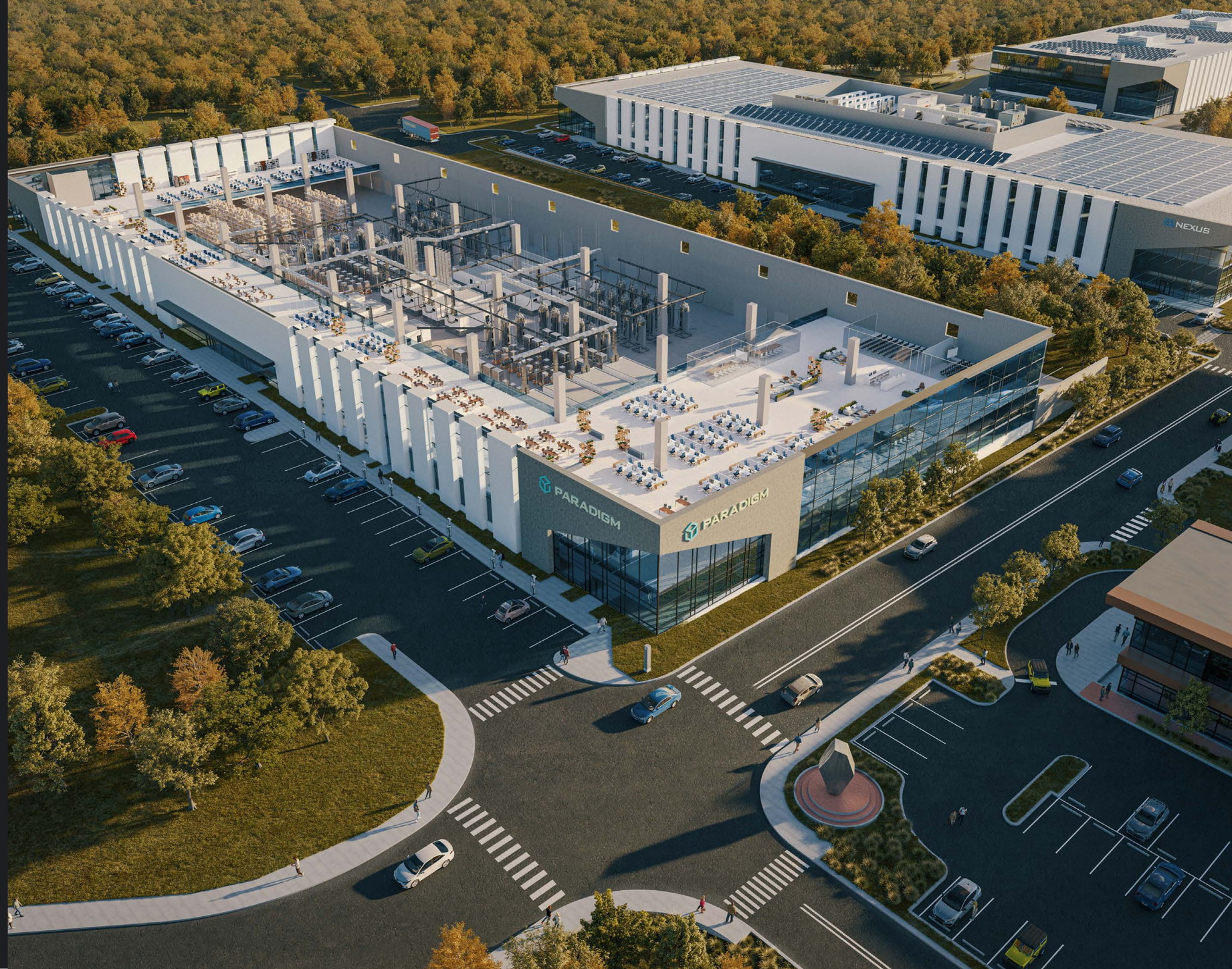
Advanced Manufacturing & GMP

Building 1&2



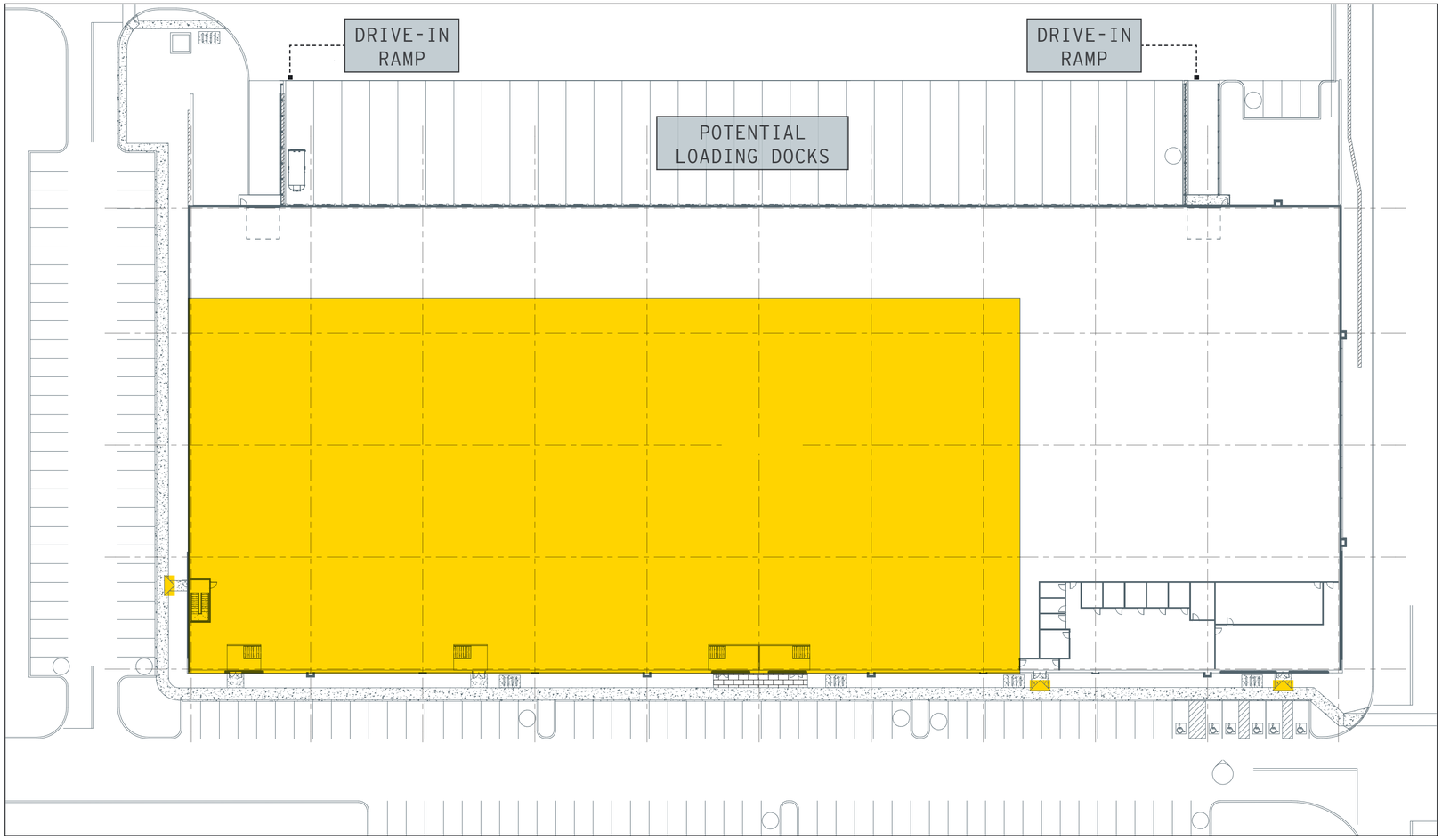
Advanced Manufacturing & GMP

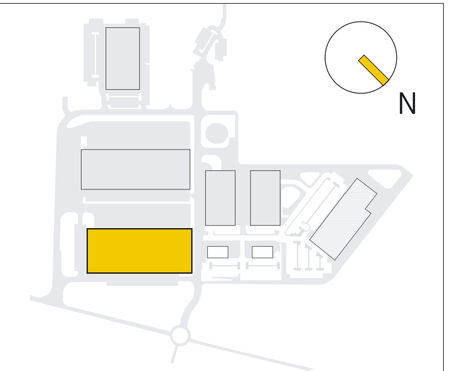
Building 1&2



Advanced Manufacturing & GMP

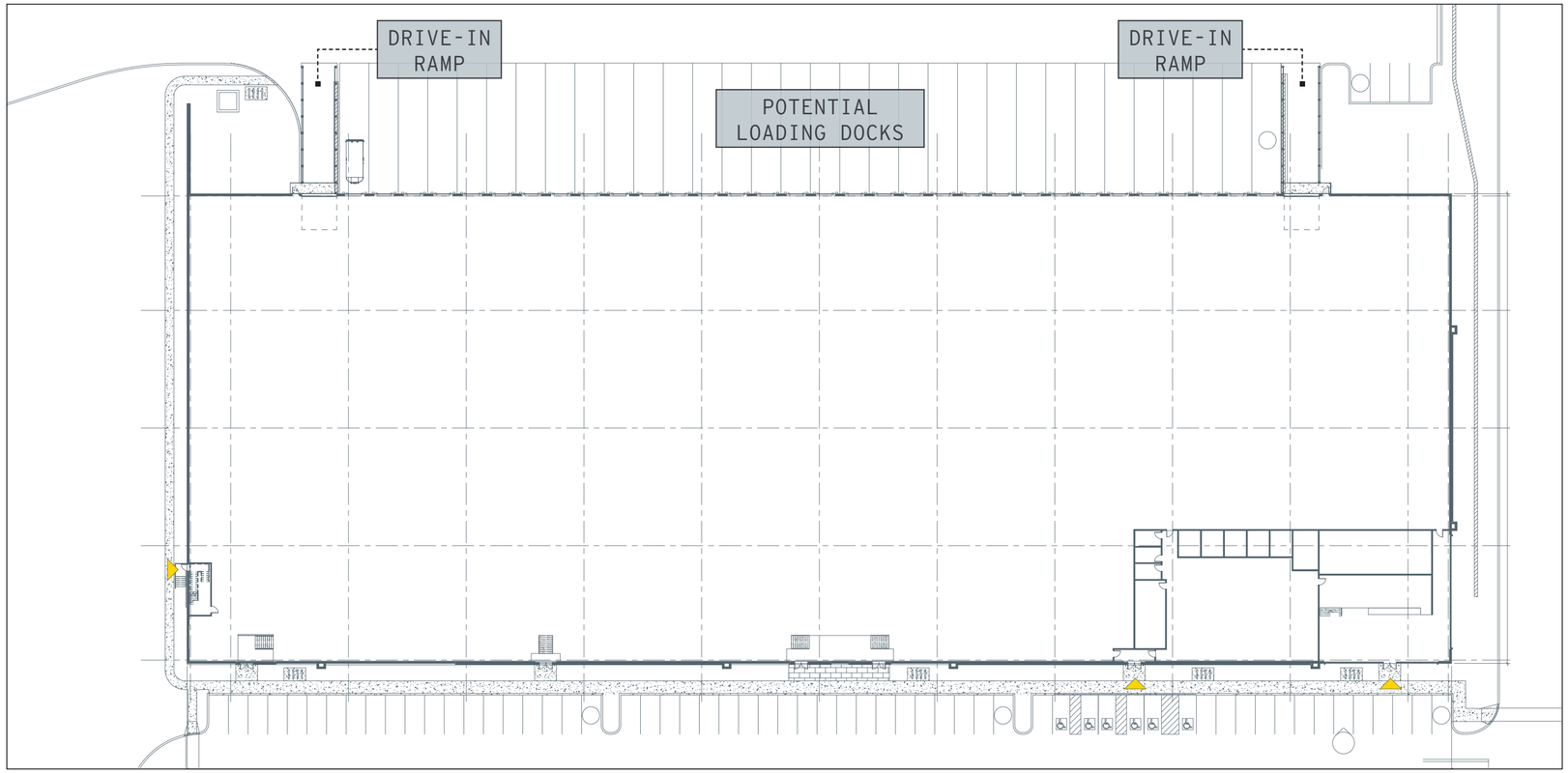
Building 1 Representative Floor Plan

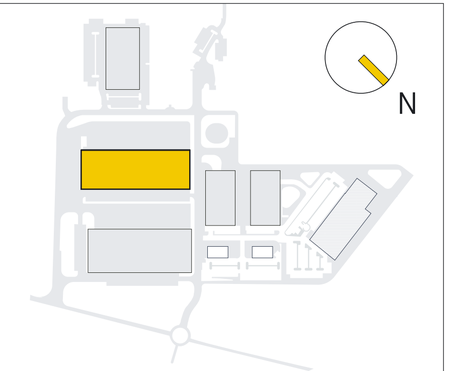




Advanced Manufacturing & GMP

Building 2 Representative Floor Plan





Advanced Manufacturing & GMP

Building 1 & 2 Key Metrics

Uses

Advanced Manufacturing, GMP, Warehouse, Logistics

Building SF

Approximately 125,000 SF each

Building Dimensions

Building 1: 556′ x 225′

Building 2: 580′ x 215′

Typical Column Spacing

52′ x 52′

Building Clear Height

The clear height to the bottom of the joists will be 36′-0′′ measured at the interior face of first columns around the perimeter of the building.

Structural Flexibility

Capacity to add mezzanine/ second floor

Roof Reinforcement

Reinforced central roof to support mechanical equipment

Dock Doors

Up to Thirty-Two (32) 9′ x 10′ each building

Drive-In Doors

Two (2) 12′ x 14′ each building

Car Parking

Building 1: 160± (Expandable to 2+/1,000 SF with reduced loading)

Building 2: 122± (Expandable to 2+/1,000 SF with reduced loading)

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

8,000-10,000 amps or 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

R&D, Lab & Office

Building 3&4




R&D, Lab & Office
Building 3&4

R&D, Lab & Office

Building 3&4 Representative Floor Plans

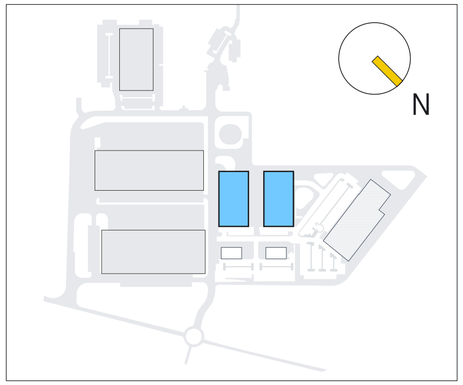
Open Office Space (Workstations)

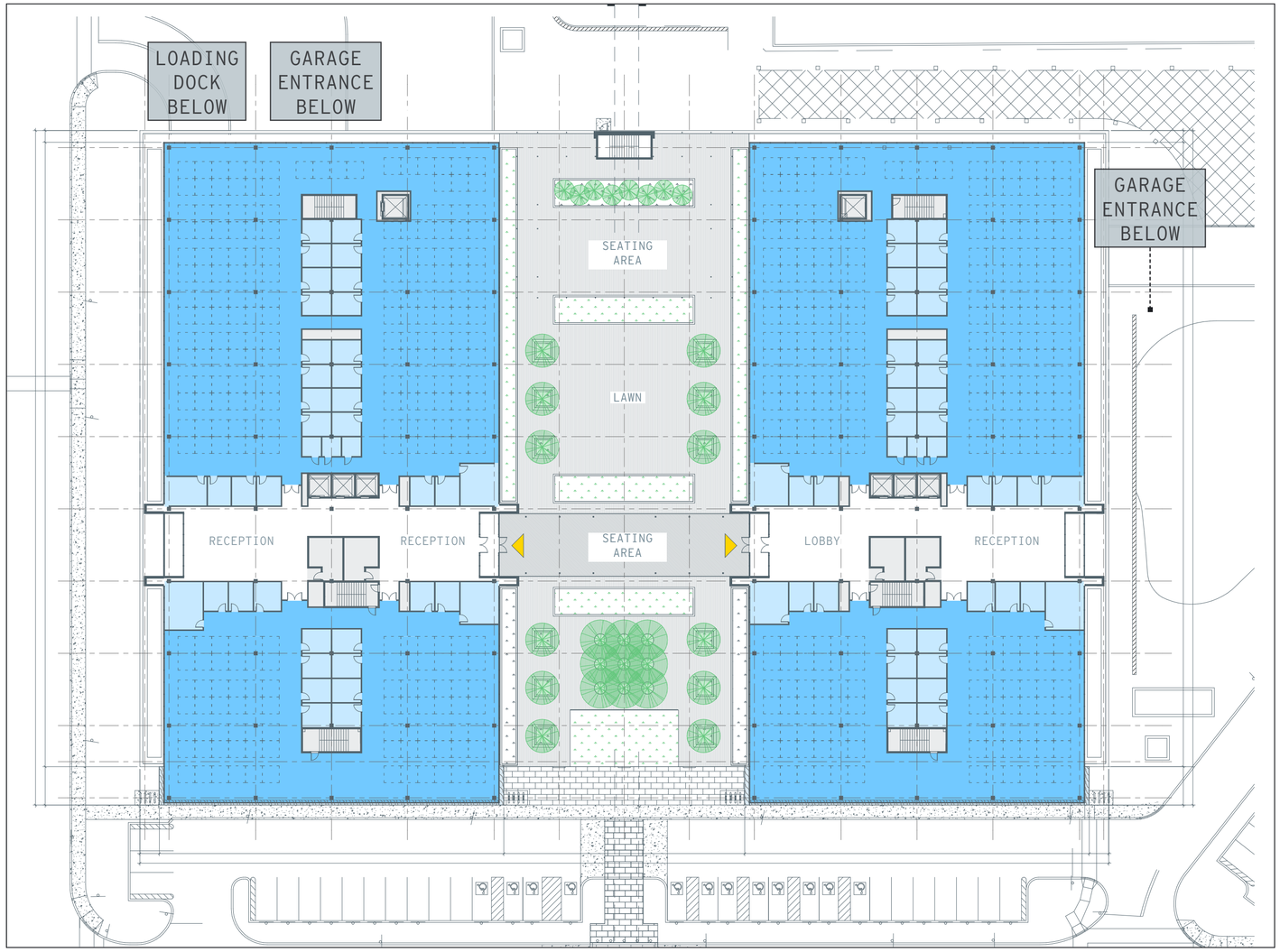
Offices

Labs

Loading & Staging

Vertical Circulation & Utilities





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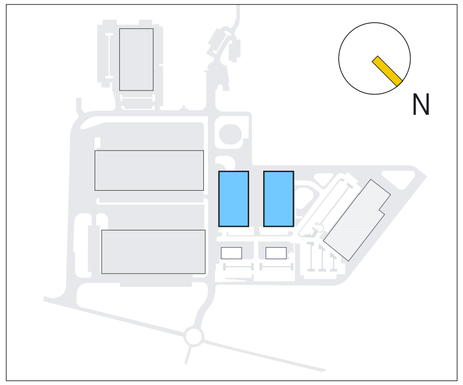
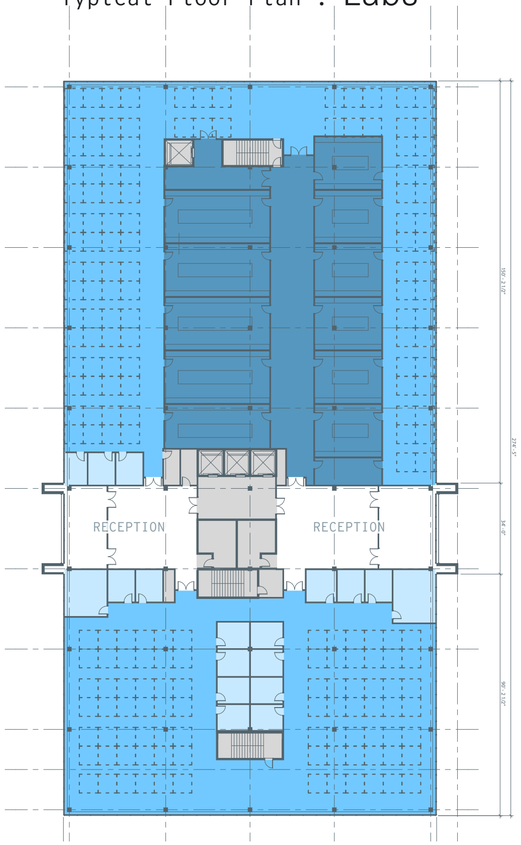
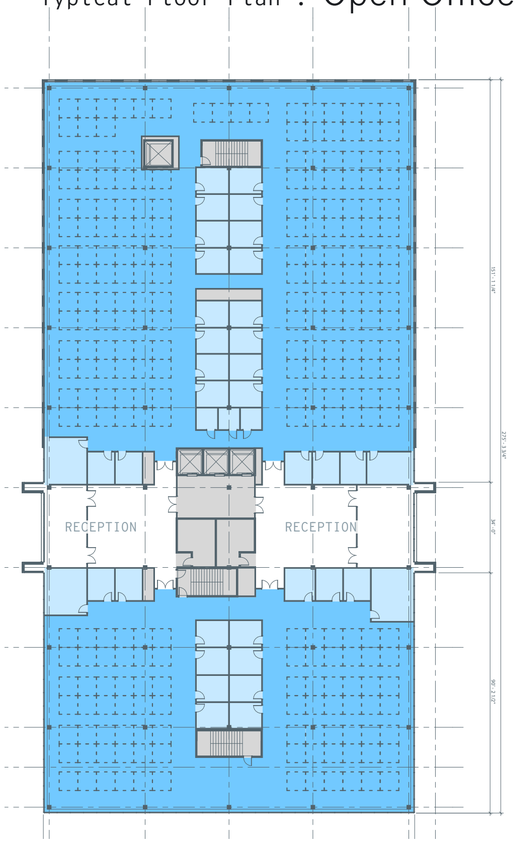


Typical Floor Plan : Labs



Typical Floor Plan : Open Office



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

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Telecom/Data Fiber

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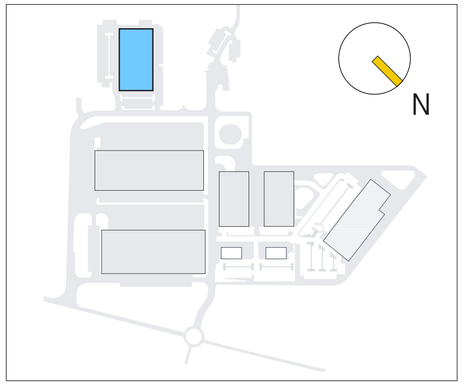
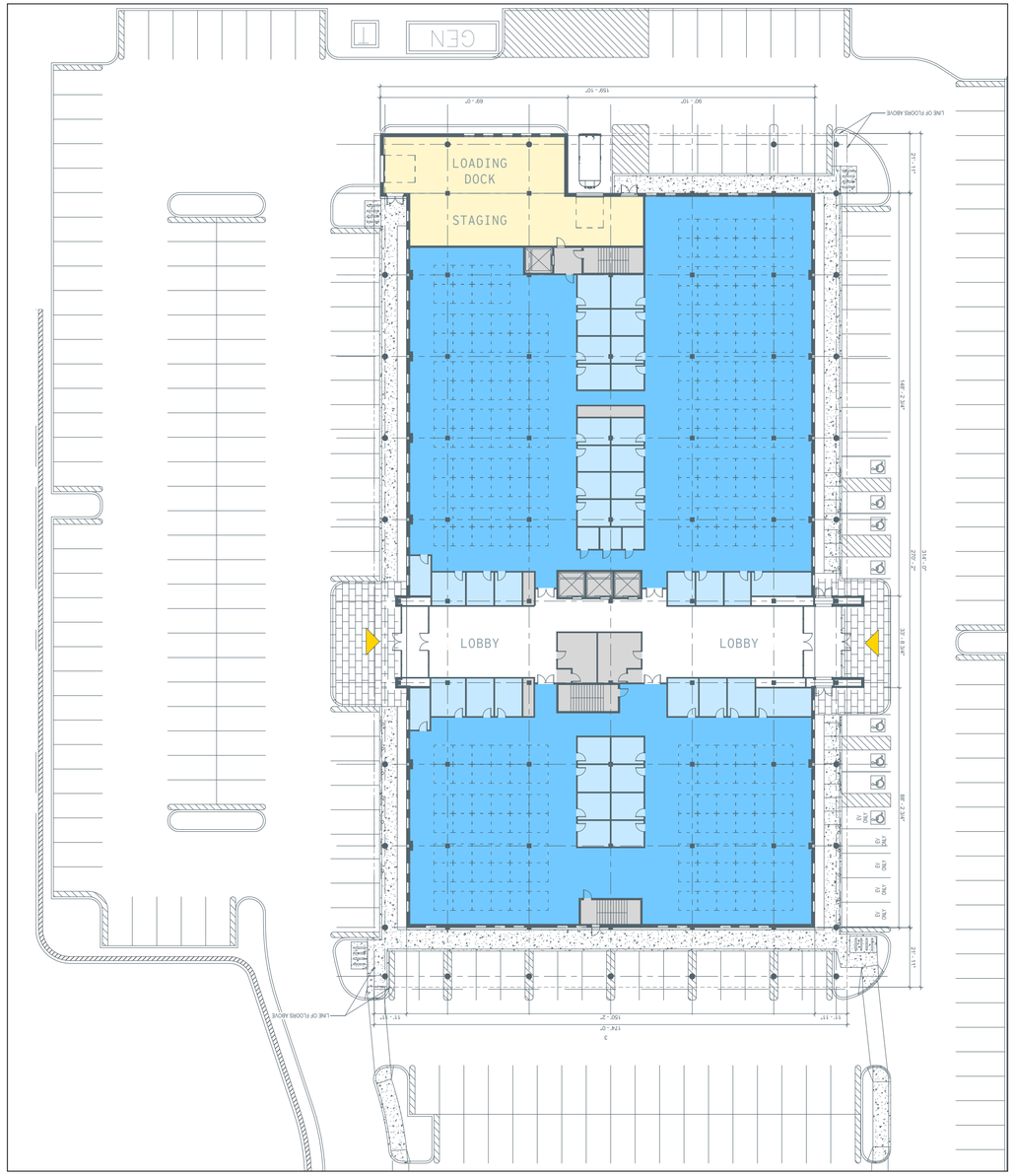
R&D, Lab & Office

Building 6 Representative Floor Plan

- Open Office Space (Workstations)
- Offices
- Labs
- Loading & Staging
- Vertical Circulation & Utilities





R&D, Lab & Office

Building 6 Representative Floor Plans

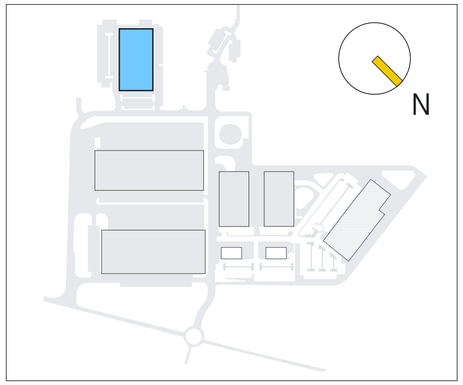
Open Office Space (Workstations)

Offices

Labs

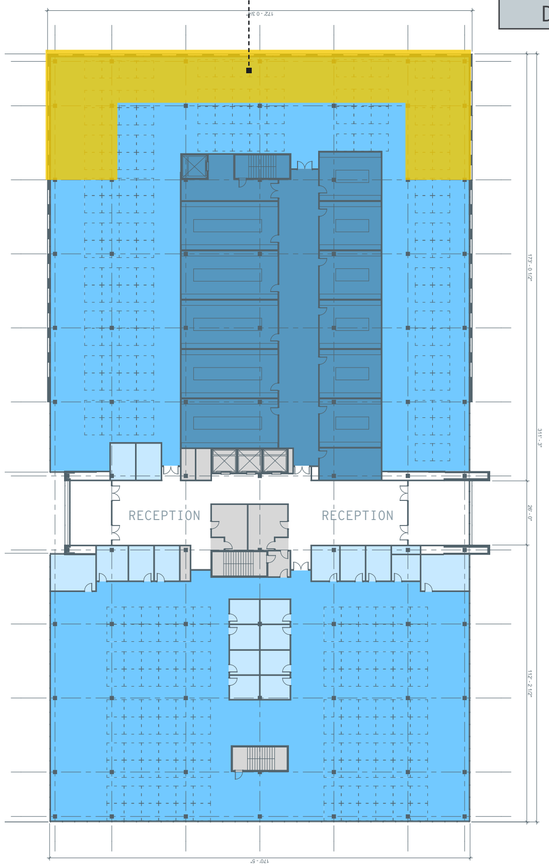
Loading & Staging

Vertical Circulation & Utilities



Typical Floor Plan : Labs

POTENTIAL OUTDOOR DECK/BALCONY



Typical Floor Plan : Open Office



20K± SF retail and amenity pavilion

Restaurants and fast-casual eateries

Conference and event space

Shared workspaces

Private outdoor space



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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