

CONTINUUM

AN INNOVATION ECOSYSTEM

continuum-nj.com



Innovation in Motion

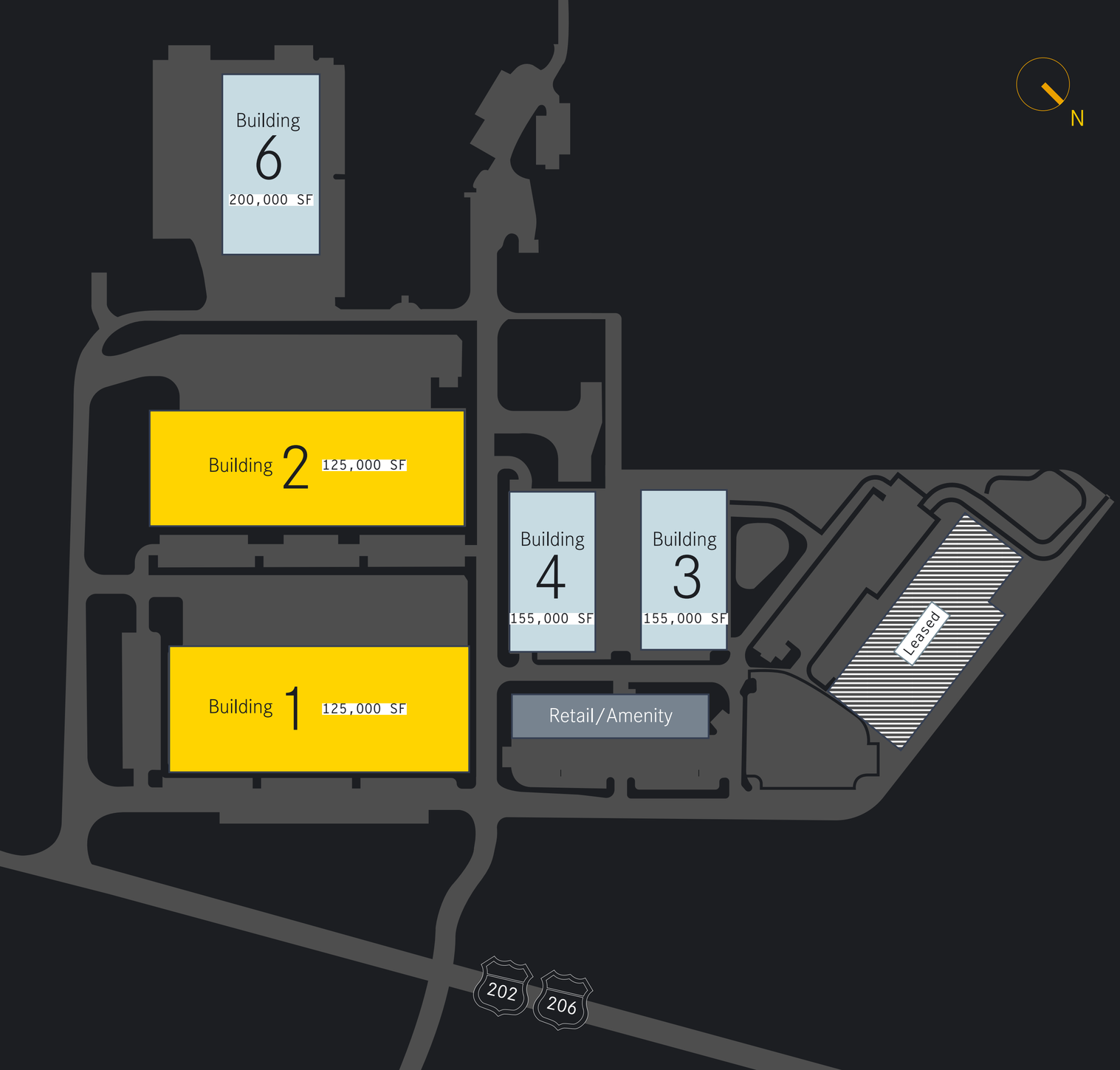
The Continuum campus integrates R&D, advanced manufacturing, logistics, and shared spaces into a single, end-to-end ecosystem. Premiering 2027.

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

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

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

ADVANCE REALTY INVESTORS

Alex Cocoziello,
Principal

908.285.8021
alexc@advancere.com

JLL

Daniel J. Loughlin

201.259.0097
dan.loughlin@jll.com

Jason S. Benson

908.210.4010
jason.benson@jll.com

Bob S. Ryan

908.421.0022
rs.ryan@jll.com

Nicholas Dinallo

201.790.3741
nick.dinallo@jll.com

Caitlin Frederick

908.625.6345
caitlin.frederick@jll.com

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