



Another Remco Exclusive Offering!



About Branchburg: The Township of Branchburg is located in Somerset County, the hub of Central Jersey, which contains 21 municipalities, encompassing 305 square miles with an estimated 324,194 residents. Major Roadways and Transportation; State Highways 202 and 22 run through Branchburg as well as County Route 28 in North Branch. With a stop at the Municipal Park-and-Ride facility on US Highway 202 North, bus service between Branchburg and New York City on the Trans-Bridge bus line is available on a daily basis. The Raritan Valley Line of New Jersey Transit, has service from North Branch Station to Newark. Connections can be made in Newark to transfer to New York City. Newark International Airport is located approximately 35 miles northeast of Branchburg. Also within driving distance are Allentown-Bethlehem-Easton Airport (ABE) in Pennsylvania and Kennedy International and La Guardia Airports in New York, as well as the Mercer Airport near Trenton and Princeton. Branchburg benefits from its close proximity to the neighboring towns of Easton, Allentown and Bethlehem Pennsylvania, which are just over the Delaware River. Branchburg is also a college town, the home of Raritan Valley Community College with 250 acre campus and nearly 5,000 full and part-time students. In addition to the many Medical, Biotech, Pharmaceutical and Research Centers in Branchburg, Somerset County is home to some of the State's largest employers such as; AT&T, Avaya, Allergan, Convatec, Johnson & Johnson, Merck & Co, Philips Lighting, Sanofi-Aventis and Verizon Wireless to name a few.

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BRANCBURG, NEW JERSEY Former Harris Semi-Conductor Facility

65 Readington Road, Branchburg, NJ



SALE / LEASE = 30,000sf. Free-Standing Building

- ❖ Two Story 30,000sf. with Elevator
- ❖ 1 - Loading dock for deliveries
- ❖ 147 Car parking on 3.06 Acres
- ❖ Power @ 1200 Amps / 208 Volts
- ❖ Taxes \$49,519.00 (2013)
- ❖ 4,000sf Raised floor area
- ❖ Close to Routes: 22, 24, 28, 202, & 206
- ❖ Close to Interstates: 78, 287 & 80
- ❖ Located in the Branchburg Corporate Center



Please Contact:
PETER GALLICCHIO
President Ext: 11
Cell: 732-713-0227
pgallicchio@RemcoRealty.net

Ideal uses include: Architectural, Engineering, Environmental, Marketing, Printing, Mechanical Contracting, Hi-Tech, Assembly, Laboratory, Research & Development, Biotech, Pharmaceutical, Medical, Life Sciences, Construction Management, Professional Offices, Semi-Conductor, Specialty Chemicals, Educational, etc.



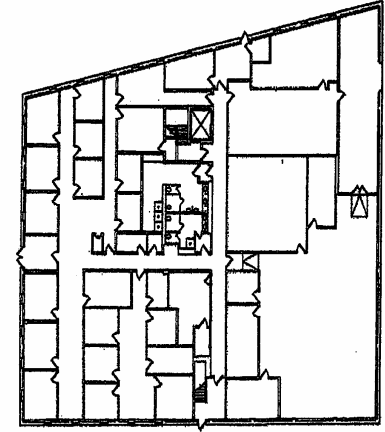
1215 Livingston Ave, Suite # 2, North Brunswick, NJ 08902
T: 732-253-0888 F: 732-253-0887 www.RemcoRealty.net

SOMERSET COUNTY:

The County is rich in colonial and **Revolutionary War history**, and was settled on May 22, 1688 by charter. In 2011, the 13,818 acre county was ranked the 6th wealthiest county nationwide, **with \$96,360 serving as median household income**. The county continues to maintain a strict balance between its commercial developments, urban and suburban neighborhoods, as well as its rural country sides.



1st FLOOR PLAN

**CORPORATE NEIGHBORS INCLUDE:**

Amneal Pharmaceuticals, Agfa Corp, Acorn Display, Biosearch Medical, Beumer Corp, Bio-Connex, Century Labs, Chubb Insurance, DA Marketing, Falcon Safety, FedEx, GE Power Systems, Hagelin & Co, Hydromer Inc, Imclone Systems, Intermex of America, Kinedyne Corp, Kinetics Systems, Life Cell Corp, Merck & Co, Power Integrations, Pharmax Group, Symrise Inc, Shuutz Container, Tekni-Plex Films, Trimline Medical, Viva Optique, Voltaix, Zeus Scientific



2nd FLOOR PLAN

