



*"Where performance counts"*



**Enterprise Business Park  
109 Morgan Lane  
Plainsboro, New Jersey**

***Available  
Princeton Area  
Data Center / Disaster Recovery  
Lab / R&D***

As exclusive listing agent, The Schultz Organization is pleased to offer space available at 109 Morgan Lane.

109 Morgan Lane is part of the Enterprise Business Center, an 83-acre landscaped office/research complex located between Route 1 and the New Jersey Turnpike with direct access off of Scudders Mill Road bypass.

109 Morgan Lane is a 58,011 square foot single story multi tenant building with 31,261 square feet currently available. The building features an earth-tone brick exterior and expansive parking. Corporate neighbors include Merrill Lynch, Bristol Meyer/Squibb, Princeton University, IBM, FMC, Dow-Jones, RCA, James Forrestal Center, and Sarnoff Technology. Shopping, restaurants, a golf course and jogging trails are all located nearby.

The 31,261 square foot vacant area was constructed to serve as a telecom switching hub for MCI Corporation. The space features a ceiling height of 22 feet with an internal steel superstructure offering an increased hanging load capacity of a minimum 100 pounds per foot. A pre-action (dry pipe) sprinkler system is in place, connected to smoke and heat detection. A 10,000 square foot computer floor raised to 24", with under floor piping for glycol based HVAC system in place. The main service is a 1,200 amp 480/277 double ended switchboard, with capacity of 4,000 amps.

This location is ideal for data storage/disaster recovery; insurance companies, financial services, telecom switching/routing providers, pharmaceuticals, biotech, cosmetics and R&D.

Should you wish to discuss this opportunity in further detail or schedule a tour of the building, please do not hesitate to contact us.

**For Further Information Please Contact:  
David Iacobucci: [diacobucci@schultznet.com](mailto:diacobucci@schultznet.com)  
Julie F. Nachamkin: [jnachamkin@schultznet.com](mailto:jnachamkin@schultznet.com)**

**900 Route 9 North, Suite 301 • Woodbridge, NJ 07095 • Phone: (732) 855-0001 • Fax: (732) 855-0034 • [www.schultznet.com](http://www.schultznet.com)**

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**BUILDING DESCRIPTION:** 58,011 square foot single story flex building constructed in 1987.

**AVAILABLE SPACE:** 31,261 square feet

**BUILDING SPECIFICATIONS**

**FLOOR:** Slab on grade

**CLEAR HEIGHT:** Warehouse: 18'6 to 22'      Office: 9' slab to ceiling

**COLUMN SPACING:** 20' x 40'

**PARKING:** 4 per 1,000 square feet

**GENERATOR:** Diesel generator/propane-ready concrete pad with 22 4" PVC conduits under slab to building.

**FUEL STORAGE:** Pad and anchors in place for above ground propane storage tank

**UTILITIES:** Gas: PSE&G      Electric: PSE&G  
Water: Elizabethtown Water      Sewer: United Water and Stoneybrook Regional Sewer Authority

**FIBEROPTICS:** Two redundant fiber loops. Telecom service providers are Verizon and MCI Worldcom.

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**EXISTING IMPROVEMENTS**

- Internal steel superstructure with increased hanging load capacity of a minimum 100 pounds per square foot - combination of 24" and 26" I beam.
- 10,000 square foot raised 24" computer floor with under-floor piping in place for glycol based internal HVAC system.
- Pre-Action (dry pipe) sprinkler system in place, connected to smoke and heat detection.
- Main service (1,200 amps 480/277 double ended switchboard, with a capacity of 4,000 amps.
- Constructed to accommodate DC battery plant (ideal for UPS plant).
- Oversized HVAC consists of eight rooftop mounted Leibert dry coolers and three condenser water pumps, fully screened, with superstore in place on the roof to double the existing capacity (or to provide completely redundant services).
- 3 Tier cable trays and fiber racks in place
- 5' x 5' grif for "C" channel in place
- 2 loading docks (tailgate height with levelers)
- Internal hydraulic lift in place

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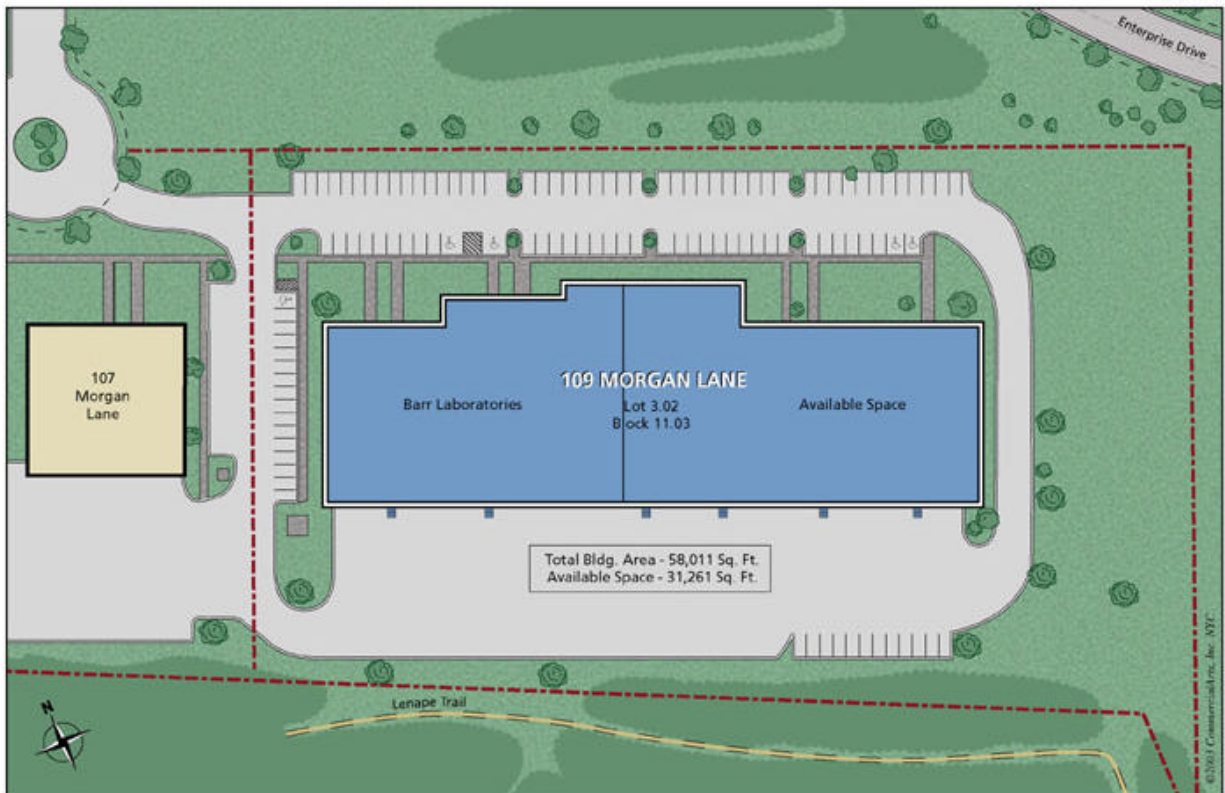
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- \* Located between Route 1 and the New Jersey Turnpike with direct access of Scudders Mill Road \*
- \* Parking ratio of 4 cars per 1,000 rentable square feet \*
- \* Private entrances & signage \*
- \* Immediate occupancy \*

**109 MORGAN LANE**

Site Plan



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**109 MORGAN LANE**

Space Plan



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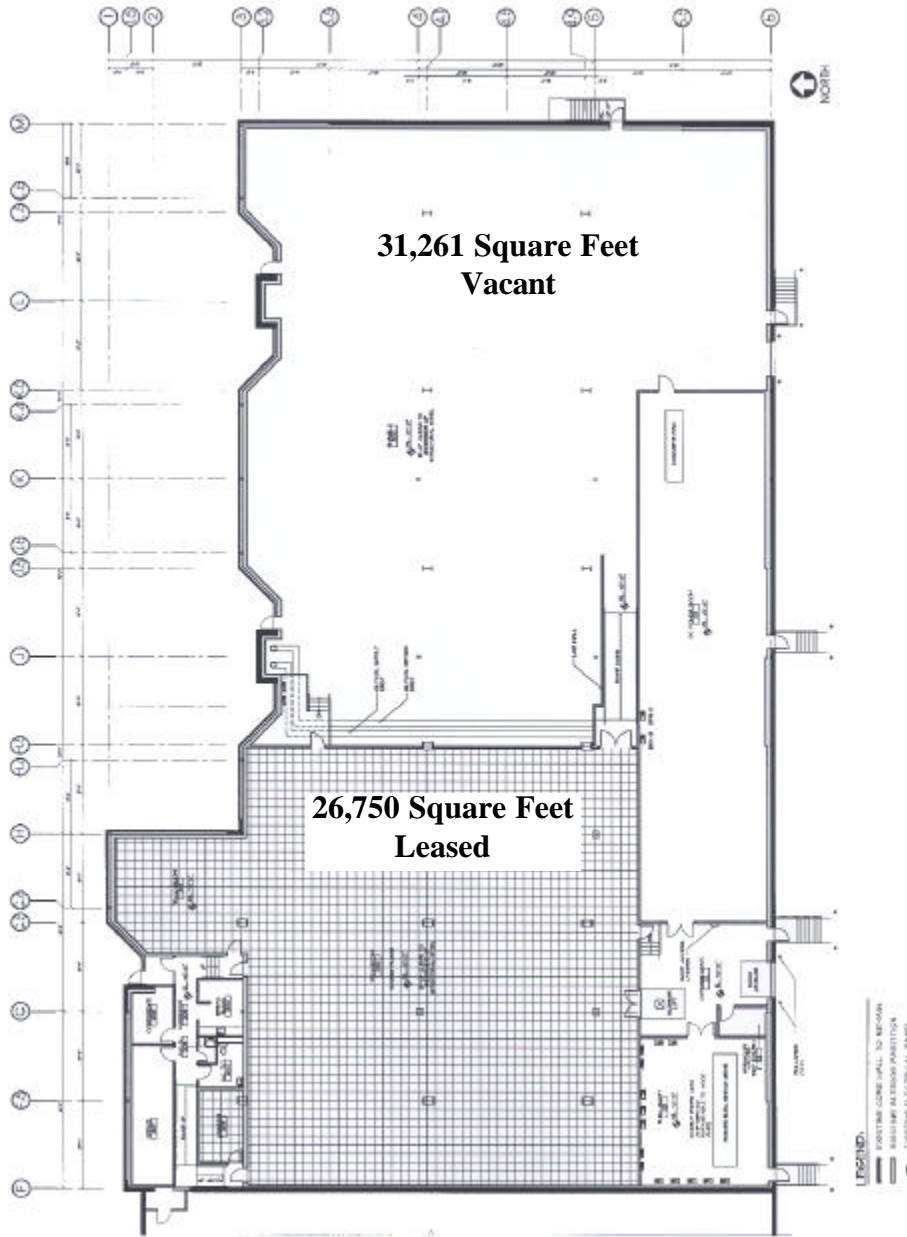
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**BUILDING FLOOR PLAN  
58,011 SQUARE FEET**



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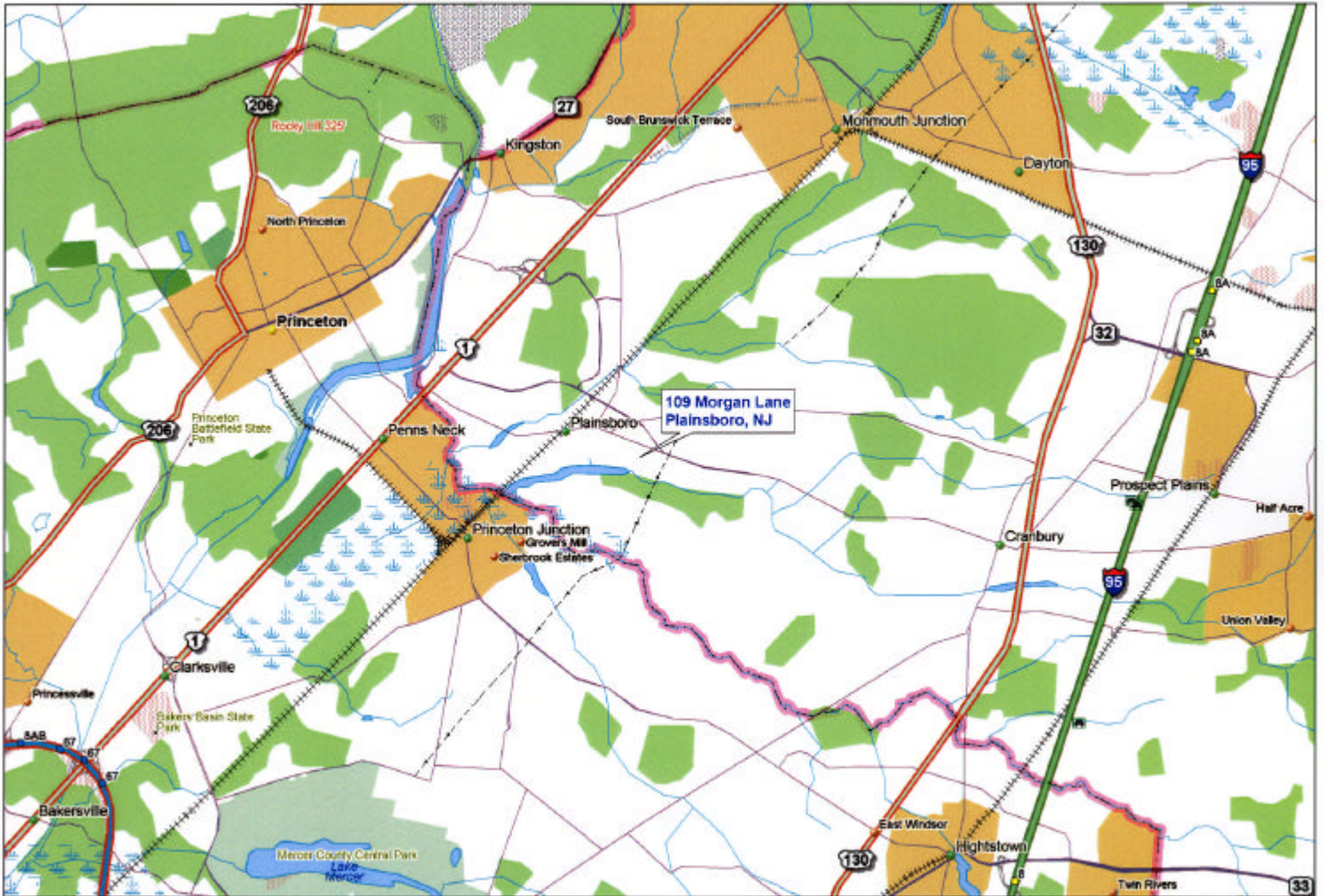


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Scale: 1 : 87,500 Zoom Level: 10-7 Datum: WGS84

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