

ENTIRE BUILDING + LAND · FOR LEASE

CROSSROADS CORPORATE CENTER

3150 Brunswick Pike, Lawrence Township, NJ 08648
At the I-295 / US Route 1 interchange · Mercer County

±100,000 SF · 52-ACRE SITE
MX-2 | CANNABIS ZONED

1 · 2 · 3 · 4	±100,000	±3	230 kV	405
LICENSE CLASSES PERMITTED	SQUARE FEET	DEVELOPABLE ACRES	PSE&G SUBSTATION	PARKING SPACES
MX-2 · Ord. 2400-21 / 2415-22	three floors · ±33,000 SF plates	with parking retained	on the adjacent parcel	surface, on site

Four license classes. One address.

Lawrence Township permits **Class 1 Cultivator, Class 2 Manufacturer, Class 3 Wholesaler and Class 4 Distributor** in the MX-2 district, and has already **authorized a licensed cannabis operator at this property**. Crossroads Corporate Center sits in MX-2 — a hundred thousand square feet standing alone on a fifty-two-acre wooded site at a full highway interchange, with a PSE&G transmission substation on the parcel next door. Take a floor, take the building, or build alongside it.

THE BUILDING

- **±100,000 SF over three floors** — ±33,000 SF plates, divisible by floor or part floor
- **Delivered core & shell.** Ready for fit-out.
- ±30′ column bays; two-story lobby, two hydraulic elevators, three stair cores, exterior balconies
- **2,500-amp, 277/480 V 3-phase service**, fully sprinklered, public water and sewer, natural gas on site
- 405 surface parking spaces on site

THE SITE

- **±3 acres of developable ground** on two pads either side of the building — room for a purpose-built greenhouse, warehouse or processing structure
- Build **on the same parcel as your office, lab and admin space** — no second site; township site-plan approval still applies
- **A 52-acre parcel around it** — woodland, wetland and open water. No residential abutters, no sightlines
- Access from both north- and south-bound Route 1 — one site perimeter to secure and camera
- Phase in — lease space now, build later, without relocating

POWER — AND WHY IT MATTERS HERE

Clarksville Substation — PSE&G, **230 / 13.8 kV, transmission-fed** — occupies the immediately adjacent parcel at 3140 Brunswick Pike (Block 4201, Lot 28.01). Cultivation and extraction are power problems before they are real-estate problems, and few zoned cannabis sites in New Jersey sit this close to transmission-class supply. Natural gas is on site for process load and standby generation. Deliverable capacity is subject to a PSE&G load study.



SIMONE REALTY INC
John Mastrosimone
Simone Realty, Inc.
609-882-1105
jmastrosimone@simonerealty.com

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SITE, BUILDING & ZONING



I-295 runs along the western edge of the site; PSE&G transmission crosses the property to the south-east; wetlands and woodland form the northern boundary. Roughly five acres of upland hardstand sit either side of the building, of which about three acres are developable while retaining site parking; the balance of the 52-acre parcel is wetland, open water and woodland.

BUILDING & SITE

Building area	**±100,000 SF**
Stories	**Three · ±33,000 SF plates**
Delivery condition	**Core & shell**
Column bays	**±30 feet**
Vertical transport	**2 hydraulic elevators · 3 stair cores**
Site	**52 acres**
Developable land	**±3 acres · ±5 ac upland, balance retained for parking**
Parking	**405 surface spaces**
Utilities	**Public water & sewer · natural gas**
Electric service	**2,500 amp · 277/480 V · 3-phase**
Fire protection	**Fully sprinklered**
Power	**PSE&G — 230/13.8 kV substation adjacent**
Zoning	**MX-2 (Mixed Use 2)**
Access	**I-295 / US Route 1 interchange**

DISTANCES approx. road miles

Downtown Princeton	**< 5 miles**
Trenton	**±6 miles**
Quakerbridge Mall	**±1.5 miles**
Philadelphia	**±40 miles**
Newark	**±50 miles**
New York City	**±60 miles**

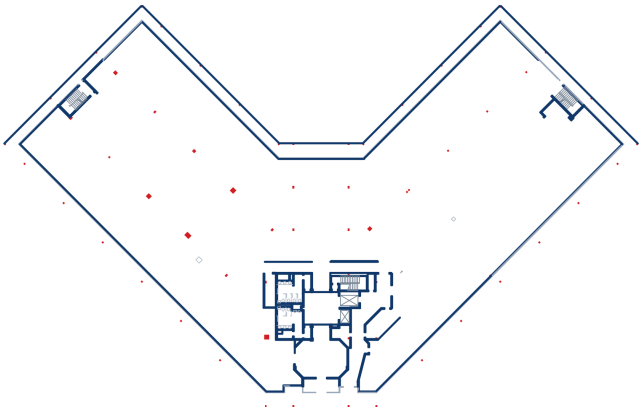
CANNABIS ZONING — LAWRENCE TWP ORD. 2400-21 / 2415-22

LICENSE CLASS	IN THE MX-2 DISTRICT
Class 1 — Cultivator	**PERMITTED**
Class 2 — Manufacturer	**PERMITTED**
Class 3 — Wholesaler	**PERMITTED**
Class 4 — Distributor	**PERMITTED**
Class 5 — Retailer	NOT IN MX-2
Class 6 — Delivery	NOT IN MX-2

Lawrence Township authorized a cannabis business at this property in 2022 — Tribe New Jersey, LLC, Class 1 cultivation and Class 2 manufacturing.

Ordinance 2400-21, as amended and restated by Ordinance 2415-22 (2/15/22), permits Classes 1–4 in the MX-2, MX-3 and Limited Industry districts. Classes 5 and 6 are limited to the Regional Commercial district and to Highway Commercial parcels with Route 1 frontage between Franklin Corner Road and Quakerbridge Road, with retailers capped at two township-wide. Municipal approval and CRC licensure remain each applicant's responsibility.

TYPICAL FLOOR PLATE · CORE & SHELL



First floor shown. Exterior wall and core in navy, structural columns in red, curtain wall in grey. Prior tenant improvements removed. CAD available on request.

Licensed, and still looking for a site?
Let's talk before you sign somewhere harder.

John Mastrosimone · Simone Realty, Inc.
609-882-1105 · jmastrosimone@simonerealty.com

Disclaimer. All information furnished regarding this property is from sources deemed reliable — public record, municipal ordinance, prior offering material and owner-supplied documents — but no warranty or representation, express or implied, is made as to its accuracy, and it is submitted subject to errors, omissions, change of price or terms, prior lease, or withdrawal without notice. Building area, floor plates, site area, parking count, utility capacities and distances are approximate; published figures vary between sources and must be independently verified. Zoning is stated per Township of Lawrence Ordinance 2400-21 as amended and restated by Ordinance 2415-22, and Land Use Ordinance §422, and is subject to change. **Cannabis operations.** Nothing in this material is legal, regulatory or licensing advice, and no representation is made that any license, permit, municipal approval or authorization of the New Jersey Cannabis Regulatory Commission will be granted, renewed or maintained. Each prospective tenant is solely responsible for its own compliance with the CREAMM Act, the regulations of the New Jersey Cannabis Regulatory Commission, the ordinances of the Township of Lawrence and all other applicable law, and for obtaining in its own name any zoning approval, proof of local support and license required for its intended use. Prospective tenants must satisfy themselves as to the suitability of the premises for their intended use and should obtain independent legal, regulatory and engineering advice. Nothing herein is an offer to lease or a representation that any license, permit or approval will be granted; no lease is binding until fully executed by all parties.

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