

CENTRAL 9 LOGISTICS PARK

JAKE BROWN ROAD | OLD BRIDGE, NEW JERSEY



137,222 SF

646,280 SF

495,086 SF

441,000 SF

808,510 SF

LEASED
192,111 SF

LEASED
271,348 SF

818,395 SF

277,538 SF

NINE BUILDING STATE-OF-THE-ART
INDUSTRIAL PARK TOTALING **±4.2M SQ. FT.**

CENTRALLY LOCATED WITH ACCESS TO
PORTS, AIRPORTS AND MAJOR HIGHWAYS

EXCEPTIONAL **LABOR POOL** AND
DEMOGRAPHIC BASE NEARBY



30 YEAR PILOT PROGRAM

CREATING TAX STABILITY

OVERALL PLAN



PHASE 1

BUILDING 3
818,395 SF

BUILDING 5
277,538 SF

~~**BUILDING 4**~~ (LEASED)
271,348 SF

BUILDING 6
495,086 SF

PHASE 2

BUILDING 1
808,510 SF

~~**BUILDING 2**~~ (LEASED)
192,111 SF

PHASE 3

BUILDING 7
441,000 SF

BUILDING 9
137,222 SF

BUILDING 8
646,280 SF



PHASE 1

Over 1.9 Million SF

SITE PLAN

PHASE 1 BUILDING 3

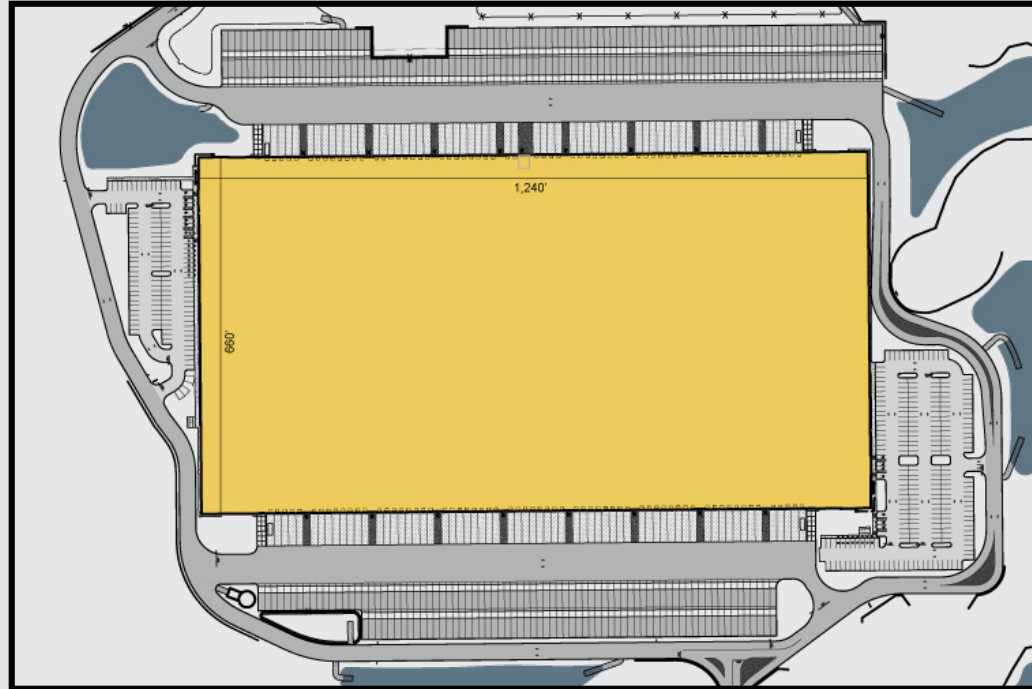


400 Fairway Lane

818,395 SF

BUILDING AREA	818,395 SF
OFFICE AREA	3,285 SF
CAR PARKING	359; 17 Evcs
TRAILER PARKING	336
CEILING HEIGHT	40'
COLUMN SPACING	54' x 54'
SPEED BAY	54' x 60'
SPRINKLER	ESFR
ELECTRIC	4,000a
DOCK DOORS	125; 9' x 10'
DRIVE-IN DOORS	4; 12' x 14'
LEVELERS	35,000 LBS

TCO COMING SOON | READY FOR TENANTS



 **818,395**
SQ FT

 **40'** CLEAR
HEIGHT

 **359 CAR**
PARKING

 **336 TRAILER**
STORAGE



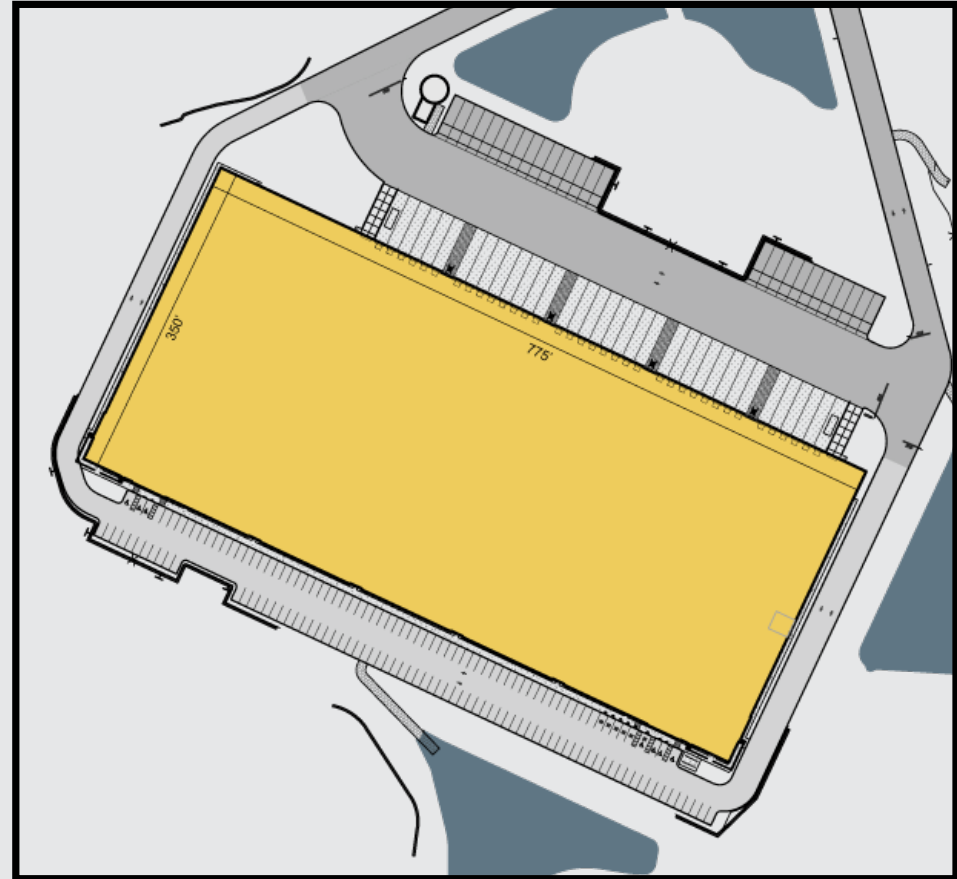
SITE PLAN

PHASE 1 BUILDING 4

600 Fairway Lane

FULLY LEASED

BUILDING AREA	271,348 SF
OFFICE AREA	1,515 SF
CAR PARKING	140; 6 Evcs
TRAILER PARKING	20
CEILING HEIGHT	40'
COLUMN SPACING	54' x 54'
SPEED BAY	54' x 60'
SPRINKLER	ESFR
ELECTRIC	3,000a
DOCK DOORS	34; 9' x 10'
DRIVE-IN DOORS	2; 12' x 14'
LEVELERS	35,000 LBS



*Site plan subject to change



100,000 - 271,348
SQ FT



40' CLEAR
HEIGHT



140 CAR
PARKING



20 TRAILER
STORAGE

SITE PLAN

PHASE 1 BUILDING 5



CENTRAL 9
LOGISTICS PARK

800 Fairway Lane

100,000-277,538 SF

WILL DIVIDE AT 100,000 SF

BUILDING AREA 277,538 SF

OFFICE AREA 1,515 SF

CAR PARKING 134; 6 Evcs

TRAILER PARKING 10

CEILING HEIGHT 40'

COLUMN SPACING 54' x 54'

SPEED BAY 54' x 60'

SPRINKLER ESFR

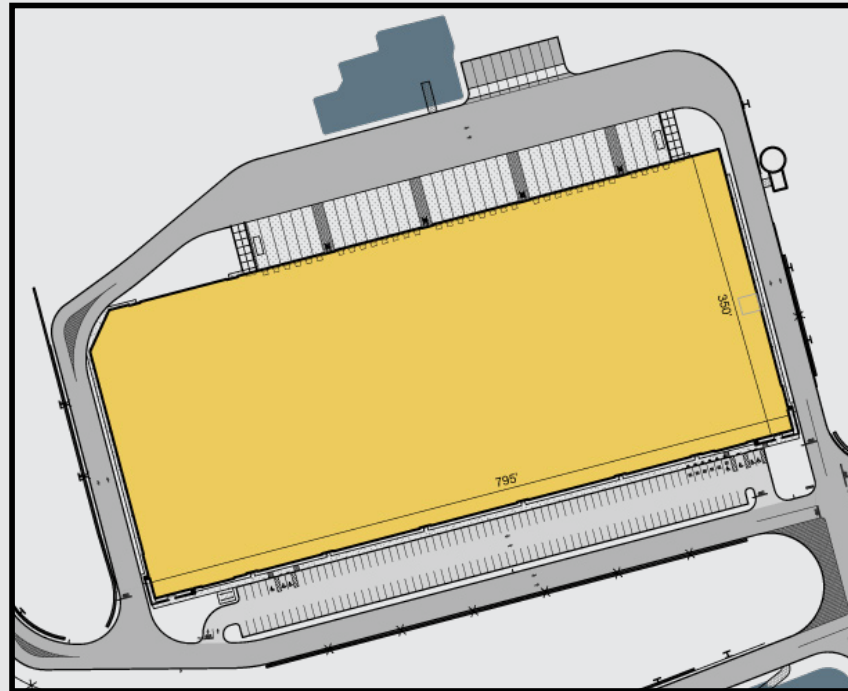
ELECTRIC 3,000a

DOCK DOORS 32; 9' x 10'

DRIVE-IN DOORS 2; 12' x 14'

LEVELERS 35,000 LBS

TCO OBTAINED | READY FOR OCCUPANCY



100,000 - 277,538
SQ FT



40' CLEAR
HEIGHT



134 CAR
PARKING



10 TRAILER
STORAGE



SITE PLAN

PHASE 1 BUILDING 6

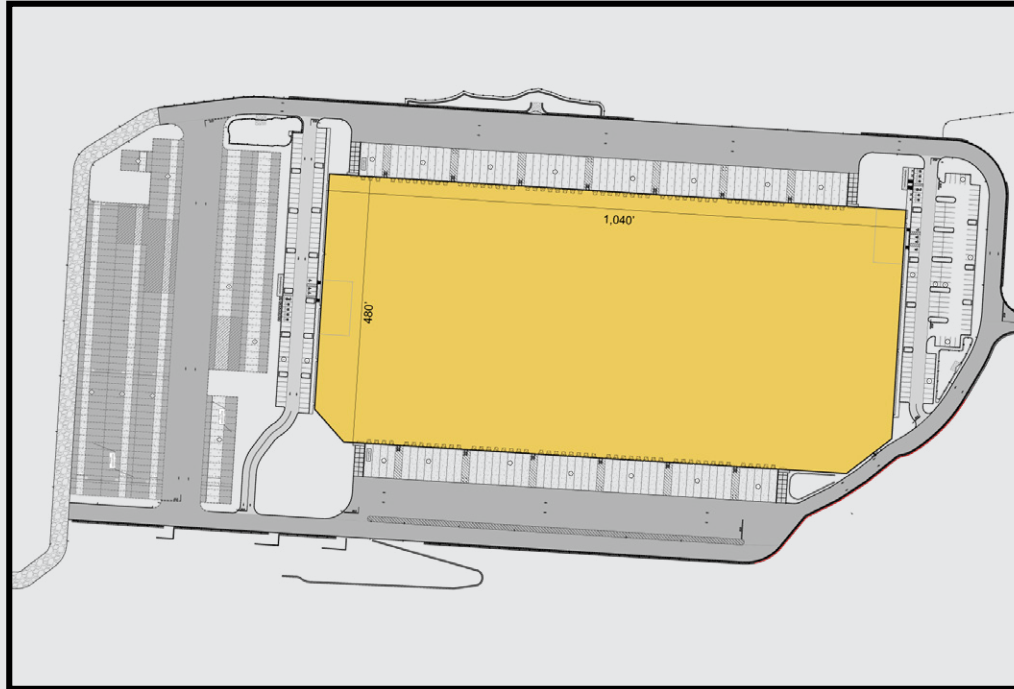
55 Jake Brown Rd

495,086 SF

WILL DIVIDE TO 100,000 SF

BUILDING AREA	495,086 SF
OFFICE AREA	3,285 SF
CAR PARKING	226
TRAILER PARKING	224
CEILING HEIGHT	40'
COLUMN SPACING	54' x 54'
SPEED BAY	54' x 60'
SPRINKLER	ESFR
ELECTRIC	3,000a
DOCK DOORS	104; 9' x 10'
DRIVE-IN DOORS	4; 12' x 14'
LEVELERS	35,000 LBS

TCO OBTAINED | READY FOR OCCUPANCY



 **495,086**
SQ FT

 **40'** CLEAR
HEIGHT

 **226 CAR**
PARKING

 **224 TRAILER**
STORAGE



ABUNDANT TRAILER LOT





PHASE 2

Over 1.1 Million SF

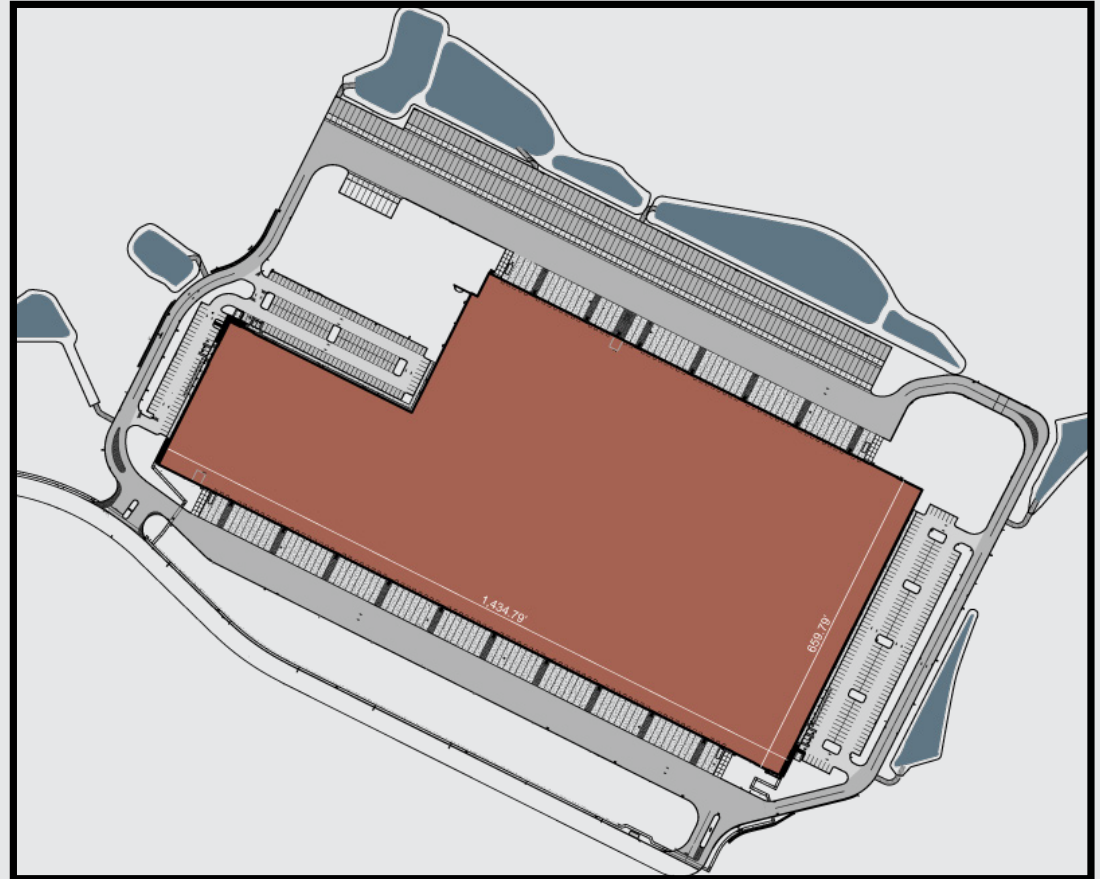
SITE PLAN

PHASE 2 BUILDING 1

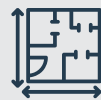
201 Jake Brown Rd

808,510 SF

BUILDING AREA	808,510 SF
OFFICE AREA	TBD
CAR PARKING	424; 20 Evcs
TRAILER PARKING	207
CEILING HEIGHT	40'
COLUMN SPACING	54' x 54'
SPEED BAY	54' x 60'
SPRINKLER	ESFR
ELECTRIC	4,000a
DOCK DOORS	131; 9' x 10'
DRIVE-IN DOORS	4; 12' x 14'
LEVELERS	35,000 LBS



*Site plan subject to change



808,510
SQ FT



40' CLEAR
HEIGHT



424 CAR
PARKING

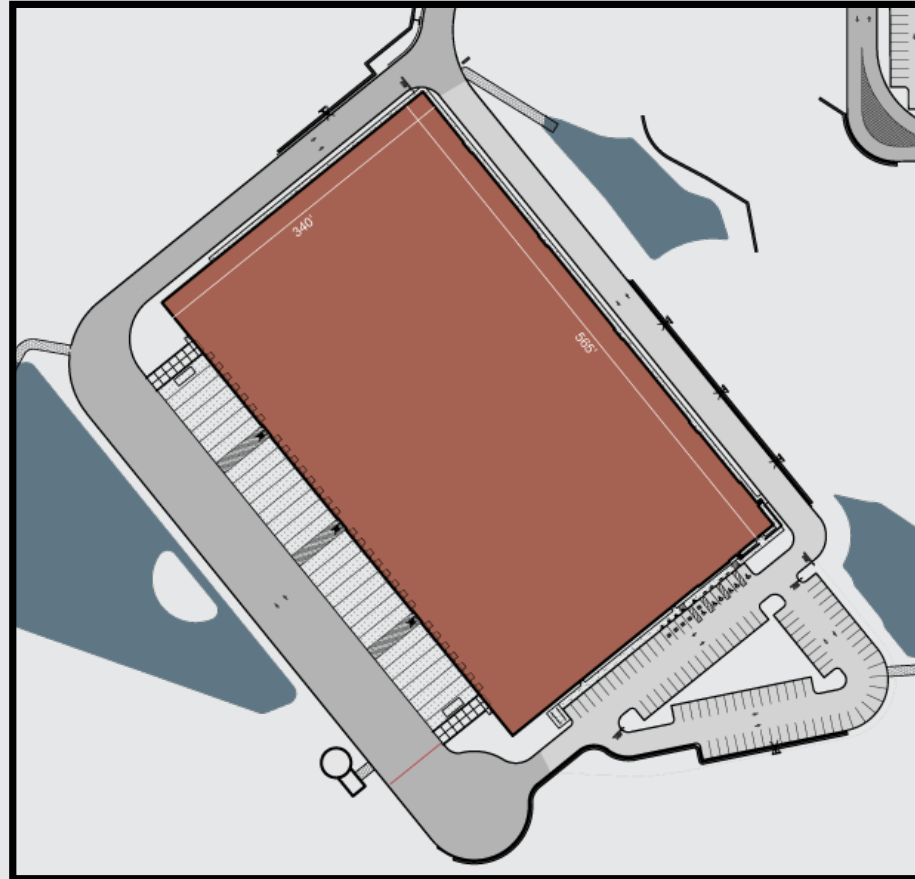


207 TRAILER
STORAGE

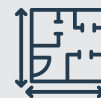
200 Fairway Lane

FULLY LEASED

BUILDING AREA	192,111 SF
OFFICE AREA	5,000 SF
CAR PARKING	97; 5 Evcs
CEILING HEIGHT	40'
COLUMN SPACING	54' x 54'
SPEED BAY	54' x 60'
SPRINKLER	ESFR
ELECTRIC	3,000a
DOCK DOORS	28; 9' x 10'
DRIVE-IN DOORS	2; 12' x 14'
LEVELERS	35,000 LBS



*Site plan subject to change



192,111
SQ FT

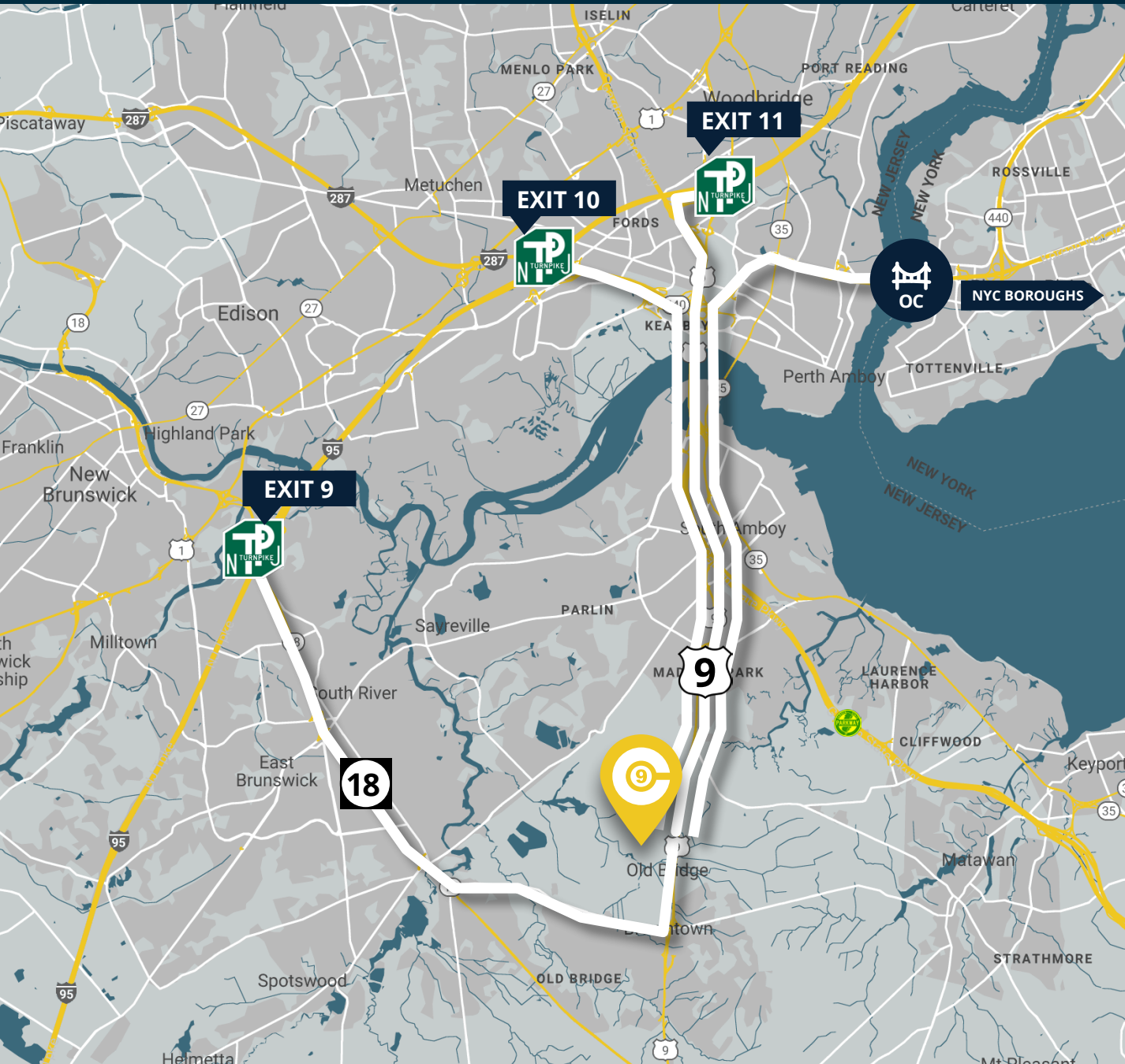


40' CLEAR
HEIGHT



97 CAR
PARKING

ACCESSIBILITY



PROXIMITY

Central 9 Logistics Park offers **exceptional access** to all major roadways within the region

VISIBILITY

Industrial park setting along Route 9 and the Garden State Parkway

ACCESSIBILITY

Less than 25 miles from the Newark Liberty International Airport and Port Newark & Port Elizabeth

LABOR

Untapped warehouse labor

FLEXIBILITY

Modern, state-of-the-art industrial park. Ideal for eCommerce, warehouse and distribution



2020 Acquisitions is a real estate development and operating company owned by Efrem Gerszberg who is the sole principal and President. For over 20 years Mr. Gerszberg has developed many commercial and residential projects with a focus on Class A warehouse. 2020 Acquisitions is currently developing over 10,000,000 square feet of industrial warehouses from Massachusetts to Maryland.

The following projects exemplify 2020's development capability in the warehouse sector with an emphasis on environmentally and physically challenging developments:

- 2020 Acquisitions recently achieved redevelopment plan approval and preliminary approval on a 600 acre project in Central NJ which will consist of approximately 4,200,000 square feet of Class A warehouse.
- Developed and ultimately leased, to LG Electronics, a 923,600 sf warehouse in Franklin Twp. New Jersey. 2020 obtained all of the approvals and permits on the environmentally contaminated site. The project was a finalist for NAOIP's Deal Of The Year.
- Recently developed and leased a 700,000 square foot warehouse in Edison NJ. Site was environmentally constrained and purchased from a state university.
- Recently entitled and currently under construction on a 610,000 sf warehouse in Mansfield, NJ. Project achieved redevelopment zoning and Tax-PILOT.



FOR MORE INFORMATION, PLEASE CONTACT

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