

GOODMAN INDUSTRIAL CENTER CARLSTADT II

333 Washington Avenue, Carlstadt NJ

Space for the well-connected



Goodman Industrial Center Carlstadt II is a planned, logistics distribution center totalling $\pm 100,000$ square feet with a premier Carlstadt location.

This project is uniquely located to provide a broad supply chain solution for both Northern Jersey and NYC and is well positioned to support any last mile ecommerce use.



0.9MI
to NJ Turnpike



6.5MI
to Lincoln Tunnel (Midtown Manhattan)



13.2MI
to Newark Airport



13.3MI
to Port Newark

MARKET-LEADING SPECIFICATION

Goodman Industrial Center Carlstadt II provides 100,000 s.f. logistics distribution center developed to a LEED certified building specification.

Benefitting from 40' clear internal height and 130ft truck court depth, the property is designed to offer customers flexibility, whilst maximising operational efficiency and includes the following features:

- 40' clear internal height
- 77 car parking spaces
- 13 dock positions
- Electric car charging infrastructure
- 5,000 sq ft potential office space
- 130ft truck court depth
- Electric truck charging infrastructure
- Secured yard
- 1 drive in doors
- Solar ready roof
- 1,600 amp service
- LEED certified building

SCAN HERE TO VIEW THE VIRTUAL TOUR



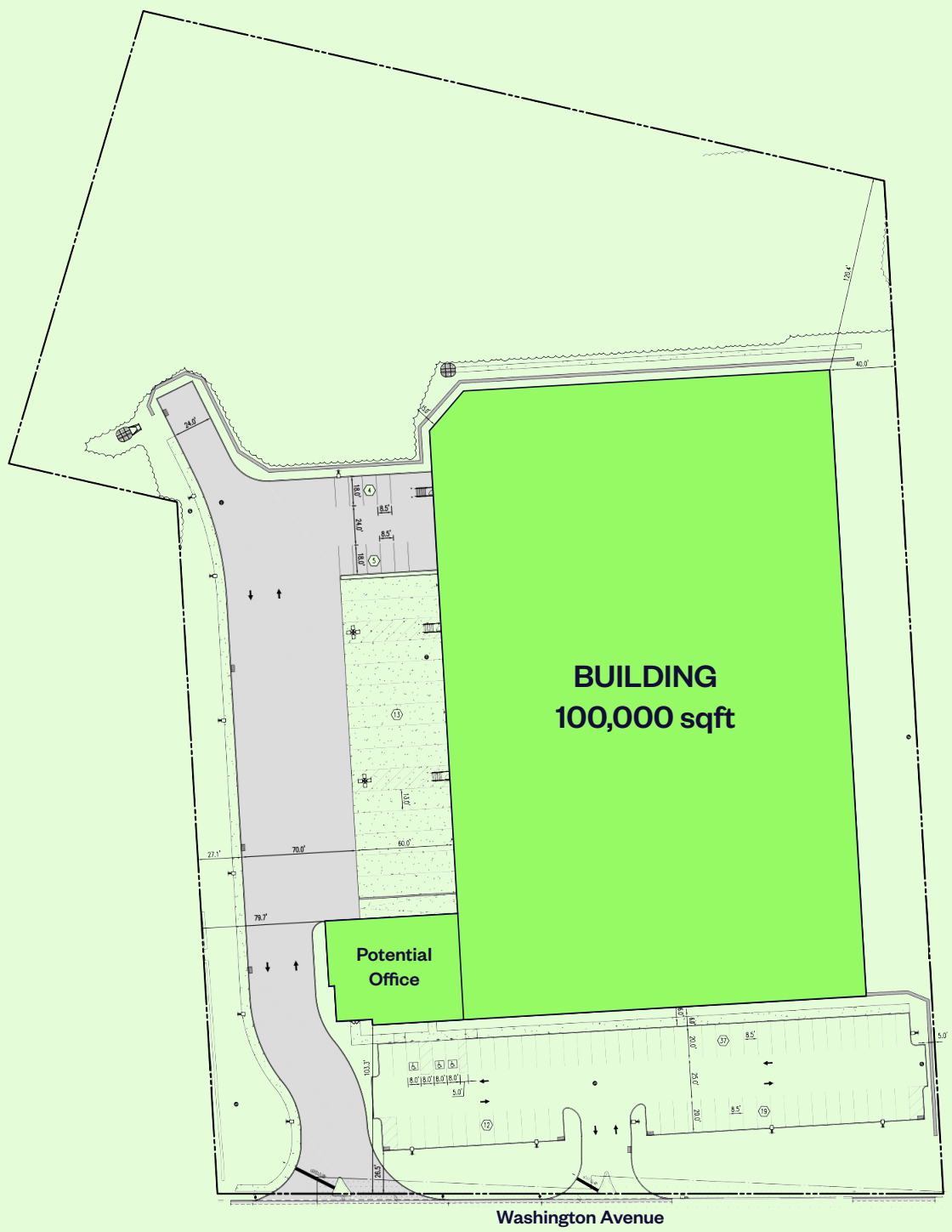
HIGH SPEC SPACE



SCAN
HERE
TO VIEW
VIDEO

FOR LEASE

TOTAL AVAILABLE	100,000 sqft
Warehouse	95,000 sqft
Potential office	5,000 sqft
Clear height	40'
Dock doors	13
Drive in ramp	1
Building dimensions	384' x 247'
Column spacing	47' x 53'
Car parking	77
Sprinkler	ESFR
Available now	



RACKING PLAN



ASSUMPTIONS

4'6"
PALLETS

5'6"
RACK OPENING BEAM TO BEAM

SAVINGS			
PROPERTY	PALLET POSITIONS	ESTIMATED NET RENT PSF	WASHINGTON AVE RENT SAVINGS OVER 10 YEARS (ASSUMES 4% ANNUAL INCREASE)
WASHINGTON AVE 100,000 SF BLD 40' CLEAR		\$27.00	
166,666 SF BLD 24' CLEAR		\$21.00	
222,222 SF BLD 18' CLEAR		\$18.50	
			\$9,604,886
			\$15,105,748

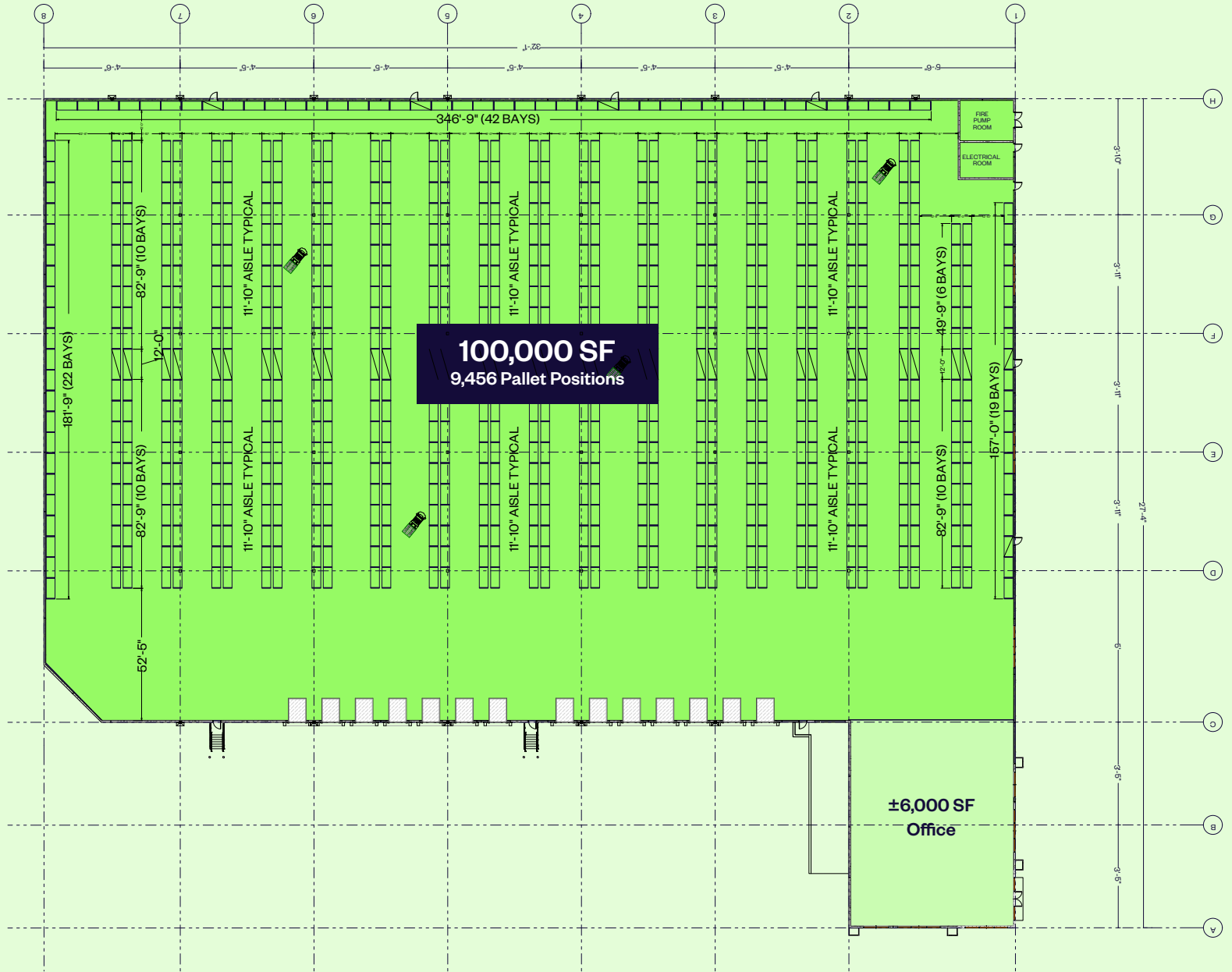
DRAFT RACKING PLAN

333 WASHINGTON AVE	# OF PALLET POSITIONS
40' CLEAR 100,000 SF	9,456
IF 24' CLEAR 100,000 SF	6,232
IF 18' CLEAR 100,000 SF	4,674

ASSUMPTIONS

4'6"
PALLET

5'6"
RACK OPENING
BEAM TO BEAM



PILOT PROGRAM

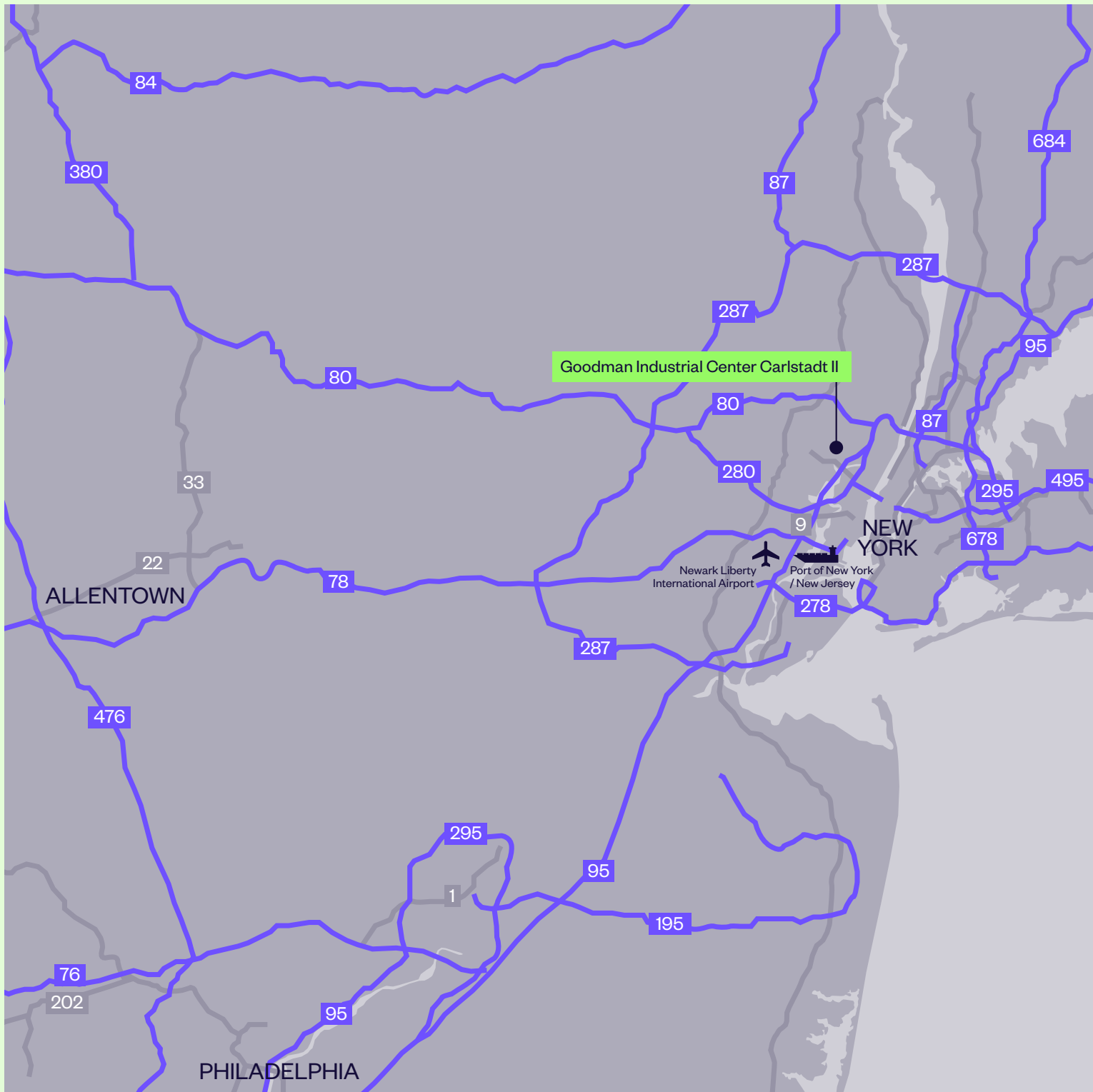
Estimated Annual Customer Tax Savings

PILOT program benefits include:

- Over \$2m in tax savings over a 10-year term

- 30-year PILOT agreement results in no exposure to reassessment or property tax increases for 30 years

LEASE YEAR	PILOT	NO PILOT	ANNUAL DELTA PSF	TOTAL ANNUAL SAVINGS
1	\$3.38	\$5.50	\$2.12	\$212,247
2	\$3.49	\$5.69	\$2.20	\$219,676
3	\$3.62	\$5.89	\$2.27	\$227,365
4	\$3.74	\$6.10	\$2.35	\$235,322
5	\$3.87	\$6.31	\$2.44	\$243,559
6	\$4.45	\$6.53	\$2.08	\$207,545
7	\$4.61	\$6.76	\$2.15	\$214,809
8	\$4.77	\$6.99	\$2.22	\$222,327
9	\$4.94	\$7.24	\$2.30	\$230,109
10	\$5.11	\$7.49	\$2.38	\$238,163
TOTAL YEARS (1-10)				\$2,251,121



LOCATION



ROAD

NJ Turnpike	0.9 miles
Lincoln Tunnel	5.2 miles
I-78	5 miles

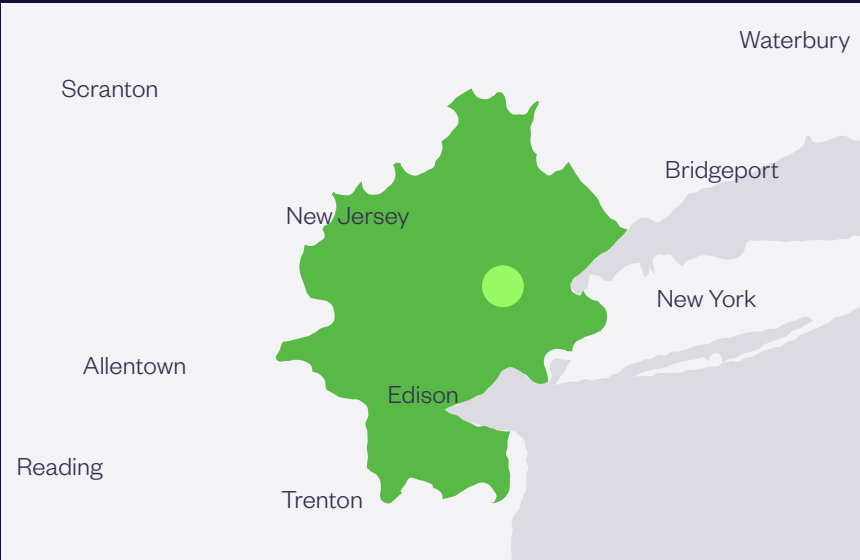


AIRPORTS & PORTS

Newark Liberty International Airport	13 miles
John F. Kennedy International Airport	28 miles
Port of NY/NJ	14 miles

KEY AREA STATISTICS – WITHIN 1 HOUR DRIVE TIME

333 WASHINGTON AVENUE, CARLSTADT, NJ USA



TOTAL POPULATION

15.4^m



TOTAL HOUSEHOLDS

5.8^m



AVERAGE HOUSEHOLD SIZE

2.59^{people}



AVG. DISPOSABLE INCOME

\$90,012



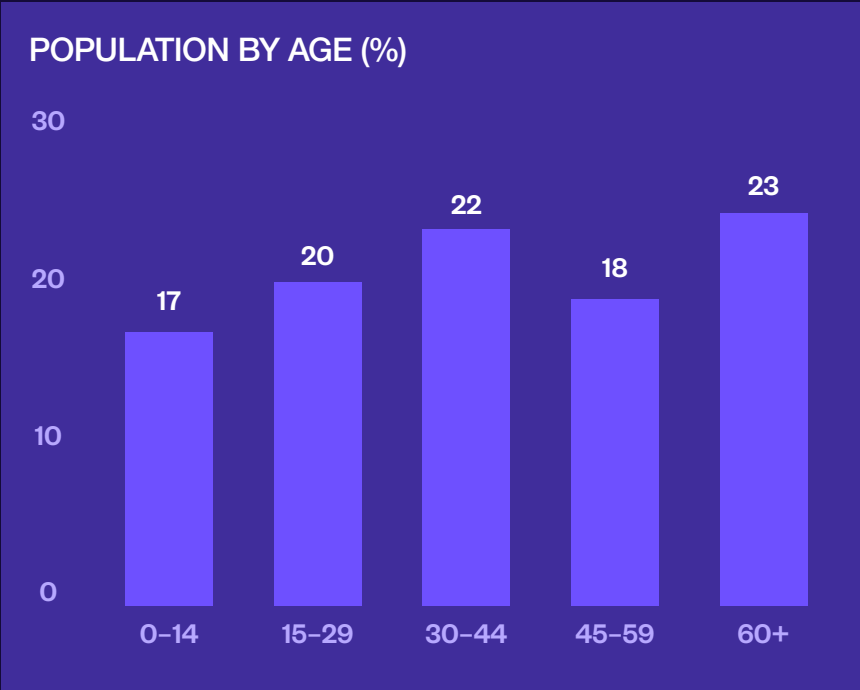
TOTAL DISPOSABLE INCOME

\$524.5^{bn}



WEALTH INDEX

112



TOTAL SPEND ON:



FOOTWEAR

\$4.1^{bn}



CLOTHING

\$17.1^{bn}



FOOD AT HOME

\$50.0^{bn}



NUM. ORDERED ONLINE

\$10.7^m



RETAIL GOODS

\$192.2^{bn}



PERSONAL CARE

\$4.0^{bn}

Source: Esri, Michael Bauer Research, BLS.gov, Gfk MRI

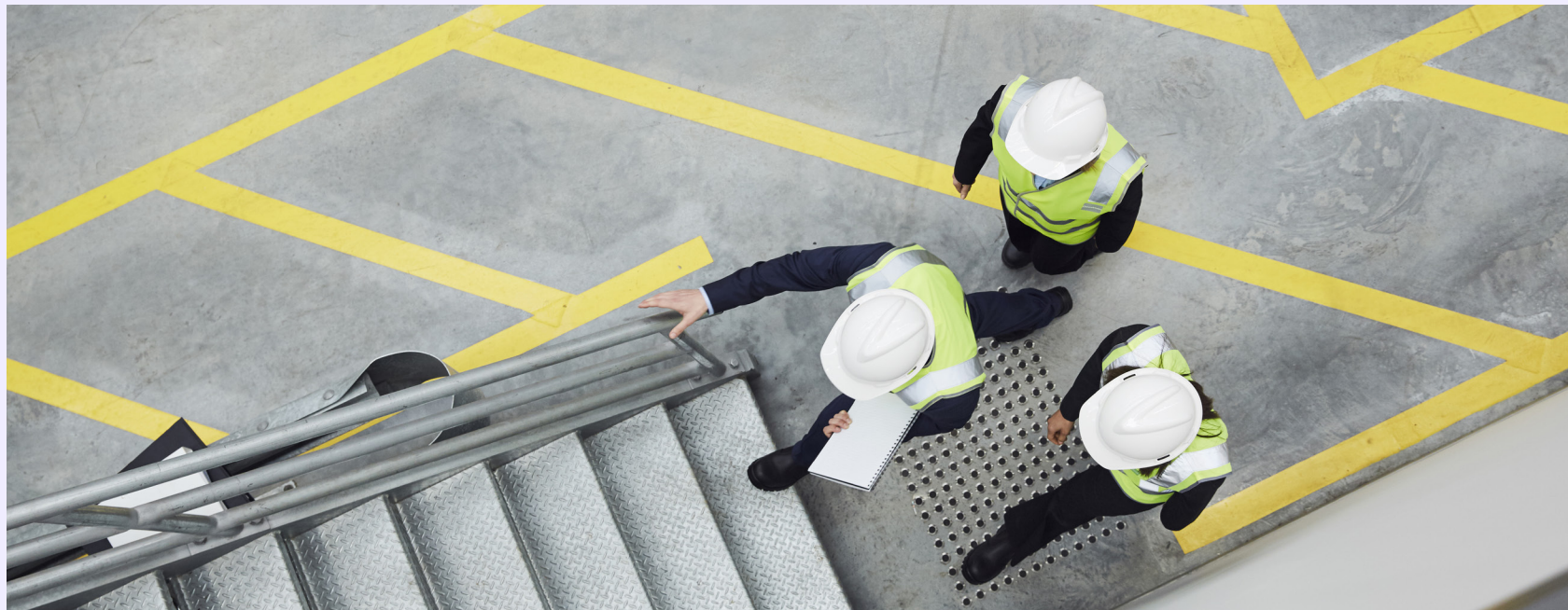
All currency in USD. Source: Esri and Michael Bauer Research

OWNERSHIP



Goodman is a worldwide leading real estate owner, developer, and property manager with \$54 billion of assets under management and operations in 14 countries. Goodman is committed to excellence in customer relationships and creating long-term, sustainable logistics solutions for the new digital economy.

Our teams provide progressive insights to business needs in an ever-changing world



Customer focus

Dedicated Building Managers provide on-site support for day-to-day operations, while Property and Asset Managers are available to discuss leasing, administration or modifications to tenancies.

Presentation

Our property services teams attend to your operational needs and provide unparalleled maintenance and presentation standards.

SERVICE



We aim to be leaders in environmental social governance – with a long-term, sustainable approach that leads to positive economic, environmental and social outcomes for our business, our stakeholders and the world more broadly.

SUSTAINABILITY

GOODMAN FOUNDATION

The Goodman Foundation unites our people, properties and resources to make a tangible difference to the lives of people in our communities. Through our partnerships with an exceptional – and often grassroots – group of charities, we're able to make a real difference, where and when it matters most.

Doing good
in the world

Goodman
Foundation



How we do good in the world

The Goodman Foundation offers support to charities within three key areas:

Children and youth

Charity organizations who help protect, nurture and support children or young people.

Food rescue and environment

Charity organizations who reduce waste and support those in need by redistributing fresh food or useful items that would otherwise go to landfill.

Community and community health

Charity organizations who support those living with a condition, illness or disability, or whose efforts help to create a more inclusive and equitable community.

SAFETY AT WORK

We believe safe work practices not only protects our people and customers but delivers long-term value for our business and stakeholders. We work with our customers to design and integrate safety controls that focus on minimising and eliminating risk from our properties.



Safety in design

- + Rigorous safety in design assessment and review process
- + Industry leading specification
- + Technical consultation
- + Safe design principals incorporated into the entire building life-cycle.

Safety in construction

- + Pre-qualified D&C contractors
- + Collaborative design and construct process
- + Transparent safety reporting
- + Program of third party Principal Contractor health and safety reviews.

Safety in occupation

- + Pre-qualified service and maintenance contractors
- + High risk work permit process
- + Highly skilled and competent Property Management team
- + Height safety beyond standard and industry leading
- + Ongoing risk identification and mitigation process
- + Smart technologies employed for inductions and site registration
- + Real time alert systems.

CONTACT US



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