



WEBSITE

151,676 sq. ft.
BUILDING SF

4,000 sq. ft.
BUILD-TO-SUIT OFFICE SPACE

16 total
TRAILER STALL PARKING

36' clear
CEILING HEIGHT

2 total
DRIVE-IN DOORS

28 total
DOCK POSITIONS

123 total
AUTO PARKING

DELIVERY Q4 2025

Features

Union Distribution Center is located in Northern NJ off the NJ Turnpike at Exit 13, just 20 minutes from New York City and 10 minutes from the Port of Newark-Elizabeth. This site is well-located within the Exit 13 submarket while servicing the NYC region. Upon completion, Union Distribution Center will include a LEED Certified 151,676 square foot Class-A distribution facility featuring 36' clear heights and ample car and trailer parking.



WHO WE ARE

More than a landlord. A partner.

As an operator of logistics properties on five continents, we have an unmatched perspective on what sits at the crossroads of innovation and distribution. It's this insight that gives us the ability to deliver time and again hubs of commerce that connect people and goods sustainably and efficiently.



Tailored to your needs

No matter your requirements, we build to the highest standards, delivering novel, efficiency-focused solutions



The Brookfield advantage

Our Brookfield global network offers a wealth of advantages – from investments in emerging technologies to sustainable solutions and infrastructure synergies.

74M+

square feet of logistics space

550+

warehouse, distribution and cold storage properties

90M+

square foot development pipeline



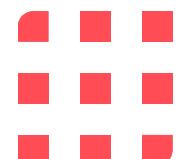
Making sustainability a reality

Sustainability isn't just a buzzword. It's a commitment to be carbon neutral by 2050 advanced by a breadth of initiatives including LEED-certified design, solar-ready roofs, and low carbon building materials.



Culture of innovation

We foster a culture of innovation to identify and implement technologies that continuously improve our facilities – with a focus on efficiency and safety.



Building Specifications

Building Size	151,676 sq. ft. LEED Certified
Available	151,676 sq. ft.
Warehouse	151,923 sq. ft.
Office	4,000 sq. ft. (build-to-suit)
Acres	8.54 (372,002 sq. ft.)
Coverage	40.9%
Dimensions	616' x 292'
Dock Doors	28 (9' x 10') steel vertical lift doors
Drive-ins	2
Sprinklers	ESFR
Lighting	25 FC at 36' AFF LED
Floor	8" unreinforced concrete
Roof	60 mil white TPO Single Ply
Power	2,000 amp 3-phase 277/480V



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28

Loadin Space

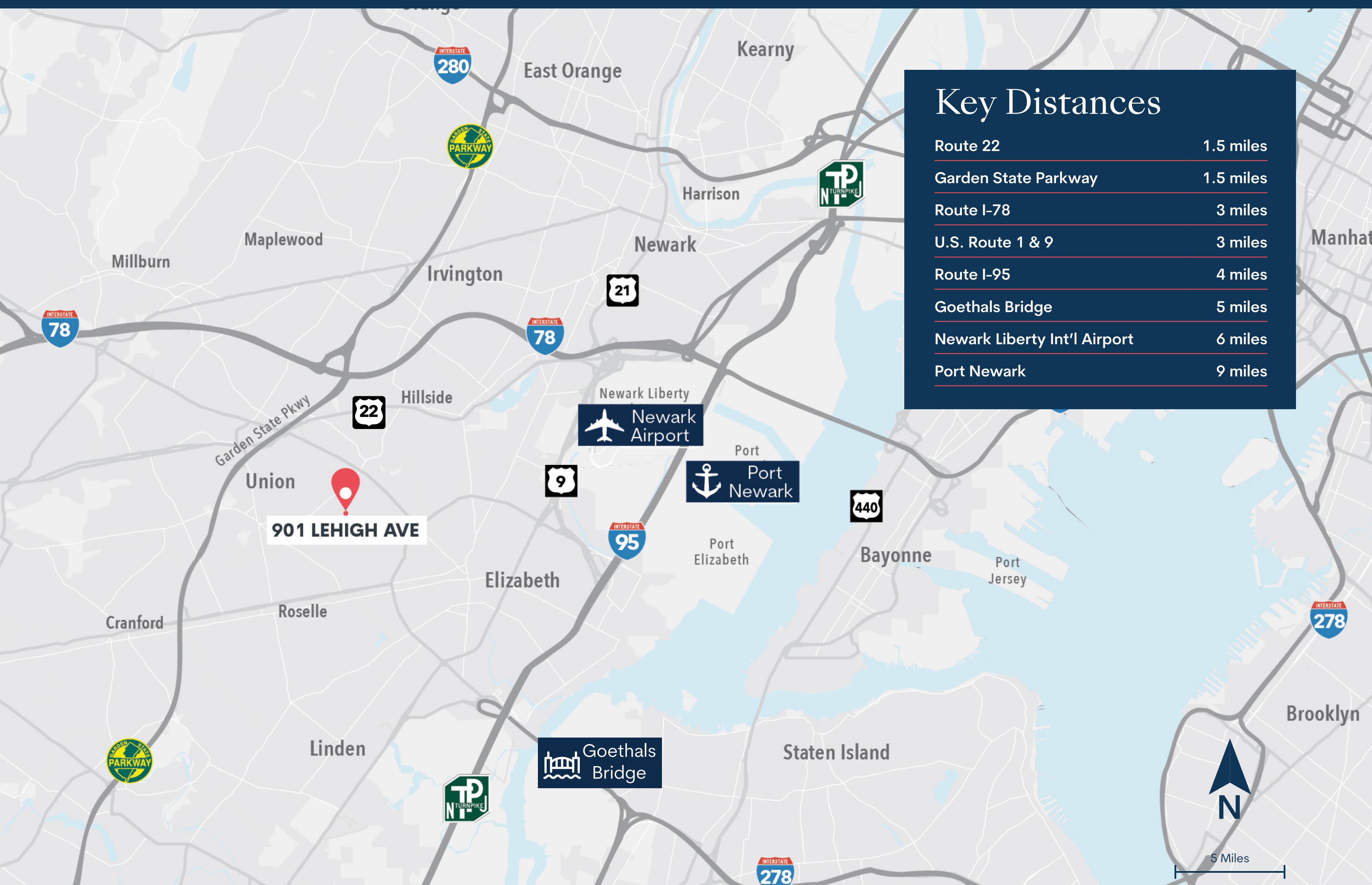
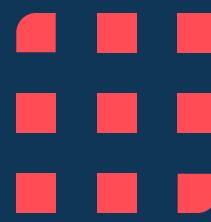


36'
Clear
Height



2

Drive-Ins



Innovation that benefits operators

We are shaping the future of global trade with properties optimized for efficiency and designed to enhance the safety of anyone working on or in them. In doing so, our tenants benefit from:

- Up to 75% reduction in utility costs from energy-efficient design features LED lights, robust insulation, and white roof technology
- Electric vehicle charging stations
- Safer vertical access design to lower the risk of severe injury from falls
- Clerestory windows optimizing natural light, creating a healthier working environment

100% LEED

Certified or higher on new development

Up to 75%

Reduction in utility costs due to efficient design

Net Zero by 2050

Brookfield Properties's commitment to carbon emissions reduction



Union Distribution Center

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Properties**

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