

FOR SALE | DEVELOPMENT OPPORTUNITY

I-84 LOGISTICS CENTER

10 ROUTE 23
MONTAGUE, NJ 07827

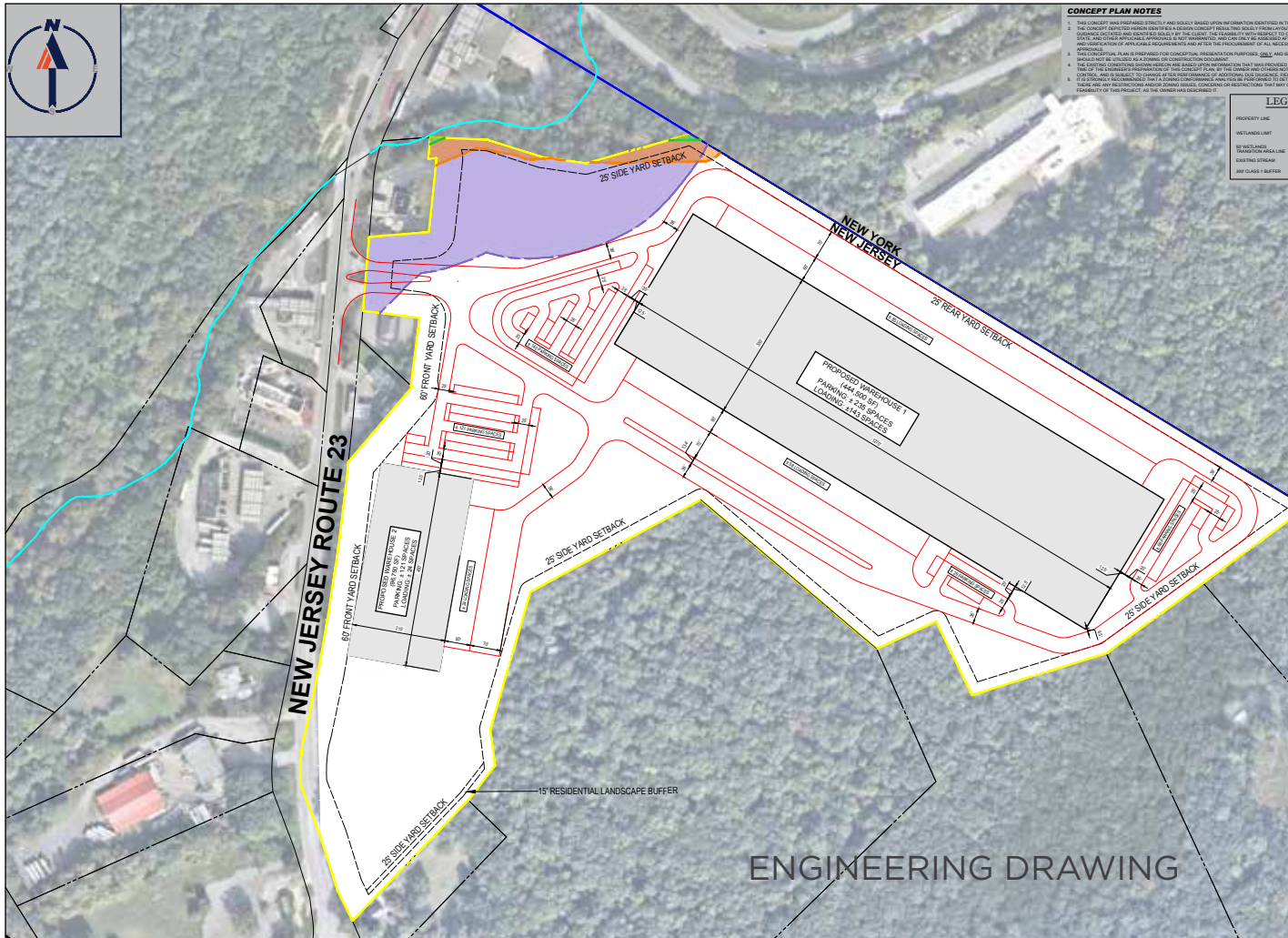


PLANS ARE SPECULATIVE AND SUBJECT TO ALL APPROVALS.

PROJECT OVERVIEW



As exclusive agents, Cushman & Wakefield in conjunction with Marcus & Millichap are pleased to offer a 100% fee interest in ± 47ac for the development of the I-84 Logistics Center.



WAREHOUSE #1

444,500 sf (350' x 1270')

143 Loading Spaces

235 Parking Spaces

WAREHOUSE #2

96,750 sf (215' x 450')

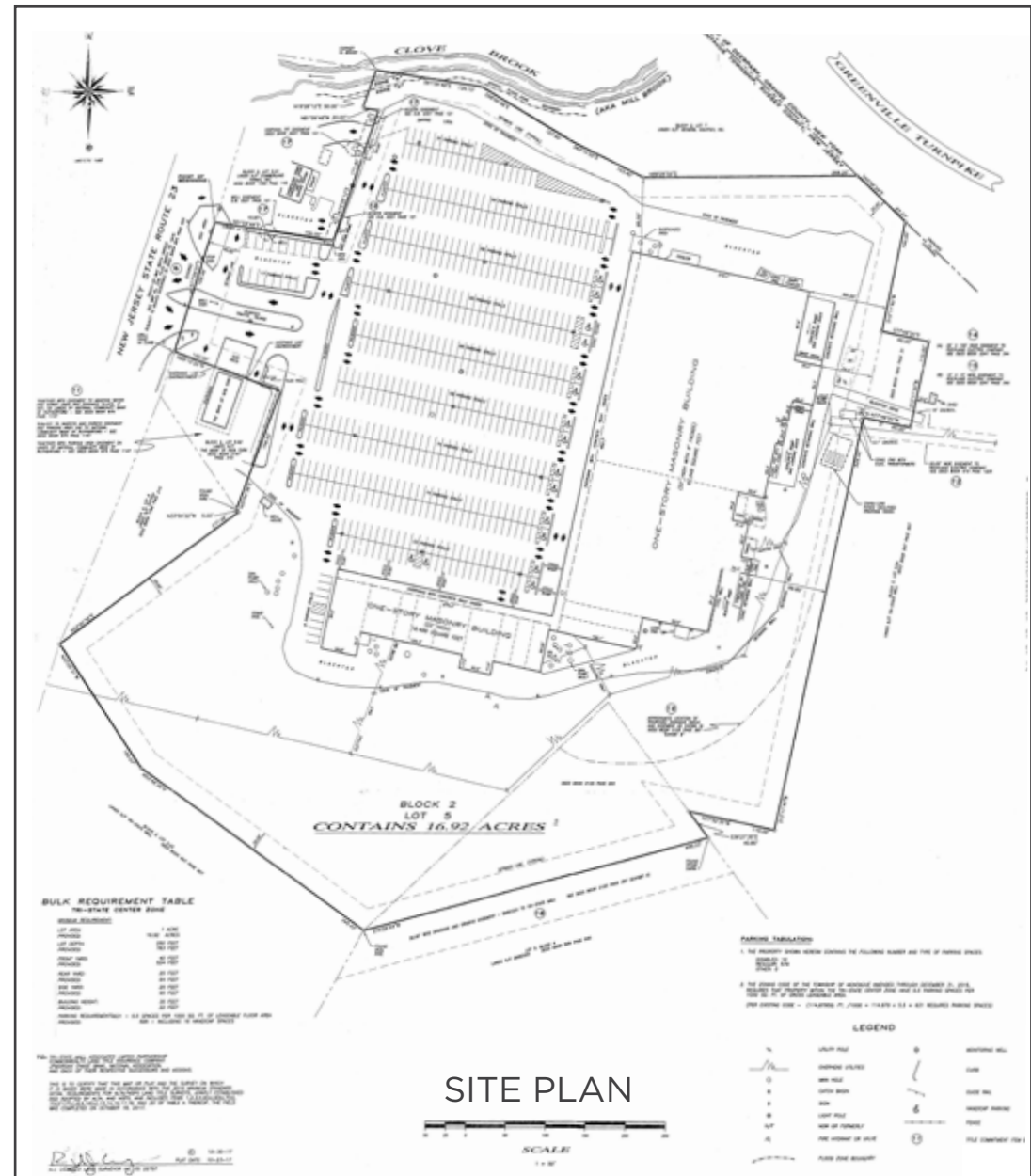
24 Loading Spaces

121 Parking Spaces

Zoning - Tri-State Center Zoning (Manufacturing, assembling, finishing, cleaning or any other processing of products. Building supply and lumber yards, contractors' yards and shops, wholesaling, storage and warehousing facilities.)

PROJECT OVERVIEW

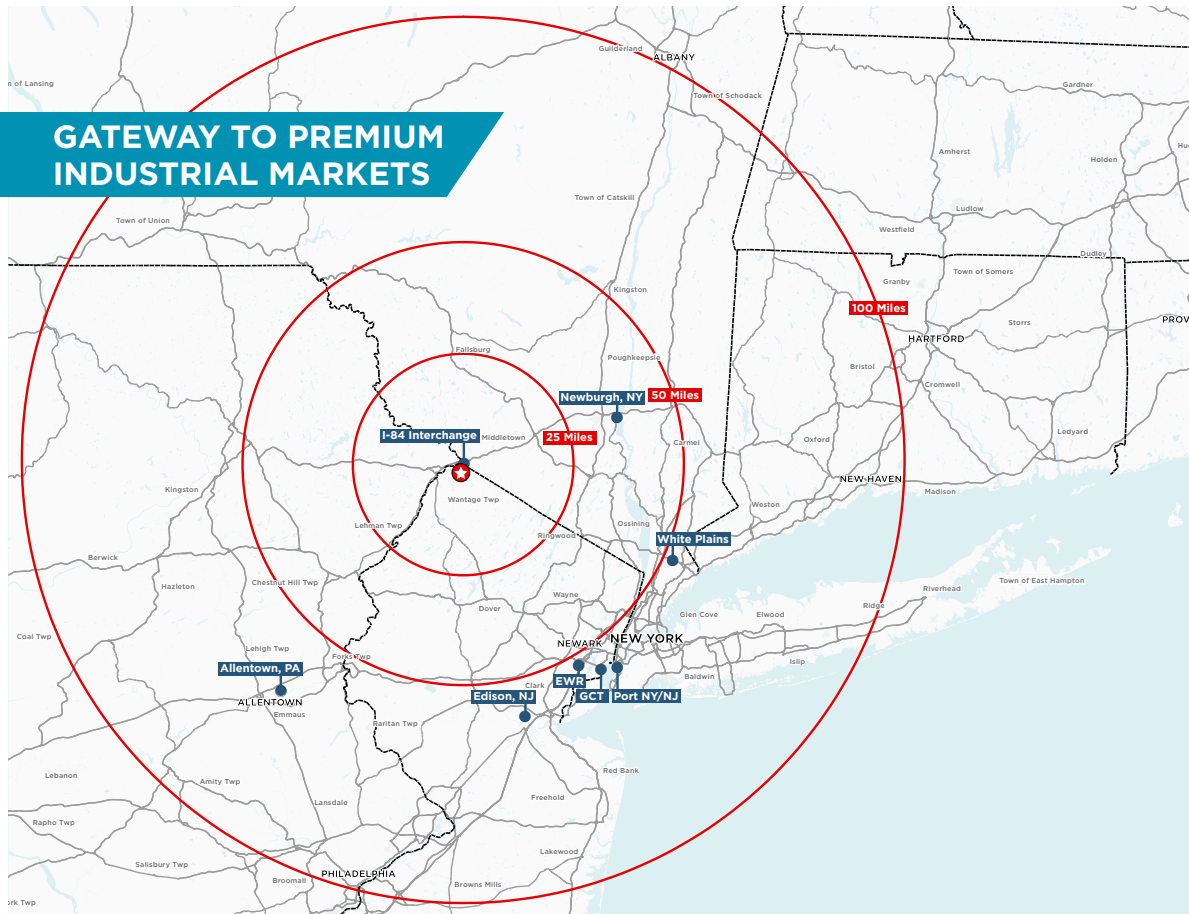
- SURVEY REFLECTS 1/3 PARCELS (ONLY IMPROVED PARCEL)
- PROPERTY CURRENTLY HAS 114,416 SF OF EXISTING RETAIL SPACE TO BE DEMOLISHED BY PURCHASER



DESIRABLE ACCESS



GATEWAY TO PREMIUM INDUSTRIAL MARKETS



The site is located less than 1/10 of a mile from both east/west bound entry/egress ramps on I-84 – giving ideal access to some of the largest industrial gateway markets in the nation; including Newburgh, NY, Allentown, PA and NYC. The I-84 Logistics Center is a unique opportunity to develop over 500ksf on ± 47ac of land of class A Industrial warehouse space in the Garden State.

DISTANCES TO MAJOR LOGISTICS HUBS:

I-84 Interchange	1/10mi
Newburgh, NY	40mi
EWR	72mi
Port NY/NJ GCT	90mi
White Plains	75mi
Edison, NJ	90mi
Allentown, PA	81mi

Contact

STEPHEN G. SHOEMAKER
Managing Director
T: +1 732 452 6166
stephen.shoemaker@cushwake.com

CHARLES FERN
Executive Vice Chairman
Senior Supply Chain Specialist
T: +1 732 243 3101
chuck.fern@cushwake.com

THOMAS D. TUCCI
Executive Managing Director
Certified Supply Chain Specialist
T: +1 732 243 3120
thomas.tucci@cushwake.com

JACK WINGE
Associate
T: +1 732 243 3114
jack.winge@cushwake.com

JOSEPH FRENCH JR.
Senior Vice President, IPA
T: +1 914 220 9740
jfrench@ipausa.com

KODI TRAVER
Associate
T: +1 914 220 9758
ktraver@marcusmillichap.com