

CALLAHAN BOULEVARD | SAYREVILLE, NJ 08872

# ARSENAL

## TRADE CENTER

**CBRE**

**30-YEAR TAX  
PILOT IN PLACE**

**SOLAR POWER  
AVAILABLE**

**BUILDING 3**  
**451,916 SF**  
**AVAILABLE NOW**

**BUILDING 1**  
**184,500 SF**  
**AVAILABLE NOW**

**BUILDING 2**  
**LEASED**

**FOR LEASE | BUILDING 1 184,500 SF | BUILDING 3 451,916 SF**

[ARSENALTRADECENTER.COM](http://ARSENALTRADECENTER.COM)



**LEED GOLD CERTIFIED**

**CBRE** Investment  
Management

**Trammell Crow Company**

# PARK OVERVIEW

THREE-BUILDING CLASS A INDUSTRIAL PARK WITHIN MINUTES OF ROUTES 9, 35, 287, 440, THE OUTERBRIDGE CROSSING, GARDEN STATE PARKWAY AND EXITS 9, 10 AND 11 OF THE NEW JERSEY TURNPIKE.

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# SITE PLAN BUILDING 1

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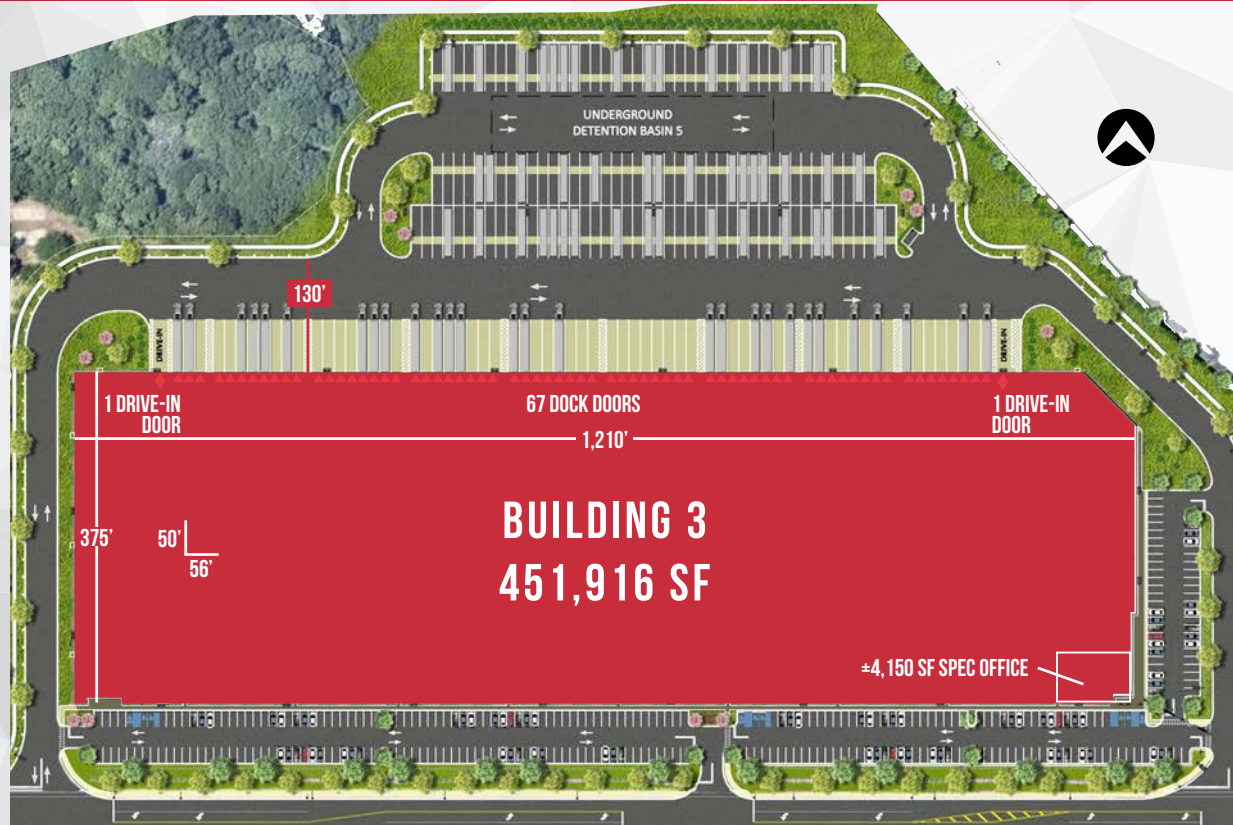
|                   |                           |                 |                                   |             |                                                             |
|-------------------|---------------------------|-----------------|-----------------------------------|-------------|-------------------------------------------------------------|
| TOTAL BUILDING SF | ± 285,000 SF              | DOCK DOORS      | 35 (9' X 10')<br>(FULLY EQUIPPED) | POWER       | 277/480 VOLT, 3-PHASE,<br>4-WIRE SERVICE WITH<br>3,000 AMPS |
| AVAILABLE SF      | ± 184,500 SF              | DRIVE-IN DOORS  | 1 (12' X 16')                     | SOLAR POWER | 2,684.65 KW-DC                                              |
| SPEC OFFICE SF    | ± 3,500 SF                | CAR PARKING     | 275                               | OCCUPANCY   | IMMEDIATE                                                   |
| LAND AREA         | 18.3 ACRES                | TRAILER PARKING | 36                                | TAX PILOT   | 30-YEAR                                                     |
| CEILING HEIGHT    | 40'                       | SPRINKLER       | ESFR                              |             |                                                             |
| COLUMN SPACING    | 56' X 50' (60' SPEED BAY) |                 |                                   |             |                                                             |



# SITE PLAN BUILDING 3

76 CALLAHAN BOULEVARD, SAYREVILLE, NJ 08872

|                   |                           |                 |                                   |             |                                                             |
|-------------------|---------------------------|-----------------|-----------------------------------|-------------|-------------------------------------------------------------|
| TOTAL BUILDING SF | 451,916 SF                | DOCK DOORS      | 67 (9' X 10')<br>(FULLY EQUIPPED) | POWER       | 277/480 VOLT, 3-PHASE,<br>4-WIRE SERVICE WITH<br>4,000 AMPS |
| AVAILABLE SF      | 451,916 SF                | DRIVE-IN DOORS  | 2 (12' X 16')                     | SOLAR POWER | 4506.16 KW-DC                                               |
| SPEC OFFICE SF    | ± 4,150 SF                | CAR PARKING     | 299                               | OCCUPANCY   | IMMEDIATE                                                   |
| LAND AREA         | 31.4 ACRES                | TRAILER PARKING | 126                               | TAX PILOT   | 30-YEAR                                                     |
| CEILING HEIGHT    | 40'                       | SPRINKLER       | ESFR                              |             |                                                             |
| COLUMN SPACING    | 56' X 50' (60' SPEED BAY) |                 |                                   |             |                                                             |



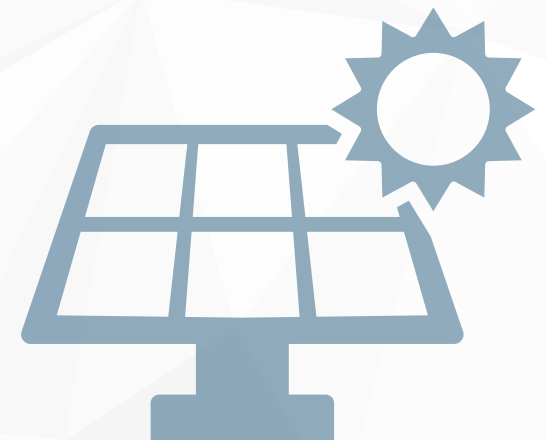
# THE ARSENAL TRADE CENTER COMMUNITY SOLAR PROJECT



The Arsenal Trade Center community solar project will provide 10.7 megawatts of generating capacity across three buildings and produce approximately 12.6 million kilowatt hours of clean electricity annually. Tenants of Arsenal Trade Center may purchase up to 30% of the power generated by the project (approximately 3.78 million kilowatt hours annually) at a 10% discount to the prevailing utility rate during their occupancy.

## FAQs

- System Sizing Per Building:
  - » Building 1 – 2,684.65 kW-DC
  - » Building 2 – 3,488.64 kW-DC
  - » Building 3 – 4506.16 kW-DC





# VIDEO TOURS

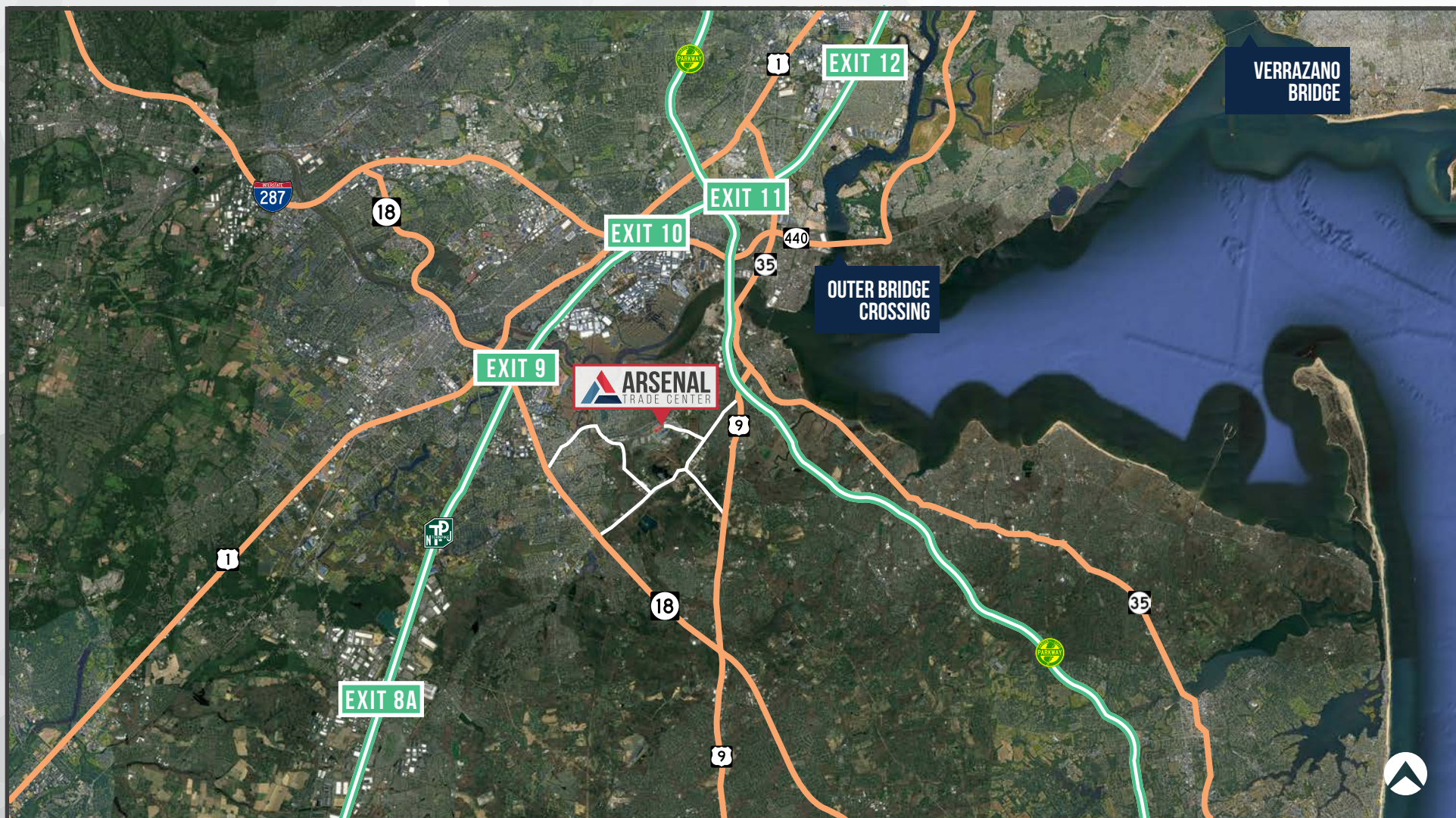
CLICK THE **PLAY BUTTONS** BELOW TO VIEW OUR LATEST VIDEO TOURS!





# LOCATION SITE HIGHWAY ACCESS

**ARSENAL**  
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WITHIN MINUTES TO  
MAJOR HIGHWAYS



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# LOCATION DRIVE TIMES & DEMOGRAPHICS



## 2022 POPULATION

|           | DISTANCE |
|-----------|----------|
| 409,990   | 25 MI    |
| 1,115,275 | 35 MI    |
| 3,126,754 | 45 MI    |

## KEY DISTANCES

| DESTINATION                  | DISTANCE         |
|------------------------------|------------------|
| OUTERBRIDGE CROSSING         | 13 MIN / 9.2 MI  |
| ROUTE 440                    | 15 MIN / 7.2 MI  |
| EXIT 11 / NJTPKE             | 14 MIN / 8.5 MI  |
| GOETHALS BRIDGE              | 22 MIN / 17.7 MI |
| NEWARK LIBERTY INT'L AIRPORT | 26 MIN / 20.8 MI |
| VERRAZANO-NARROWS BRIDGE     | 32 MIN / 25.5 MI |
| PORTS NEWARK / ELIZABETH     | 35 MIN / 25.9 MI |
| HOLLAND TUNNEL               | 44 MIN / 31.0 MI |
| LINCOLN TUNNEL               | 52 MIN / 33.1 MI |





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