

CALLAHAN BOULEVARD | SAYREVILLE, NJ 08872

ARSENAL TRADE CENTER

CBRE

FOR LEASE

**30-YEAR TAX
PILOT IN PLACE**



BUILDING 3
451,916 SF
AVAILABLE NOW

BUILDING 1
83,259 SF - 285,000 SF
AVAILABLE NOW

BUILDING 2
LEASED

BUILDING 1 285,000 SF | BUILDING 2 LEASED | BUILDING 3 451,916 SF

ARSENALTRADECENTER.COM



LEED GOLD CERTIFIED

CBRE Investment
Management

Trammell Crow Company

PARK OVERVIEW

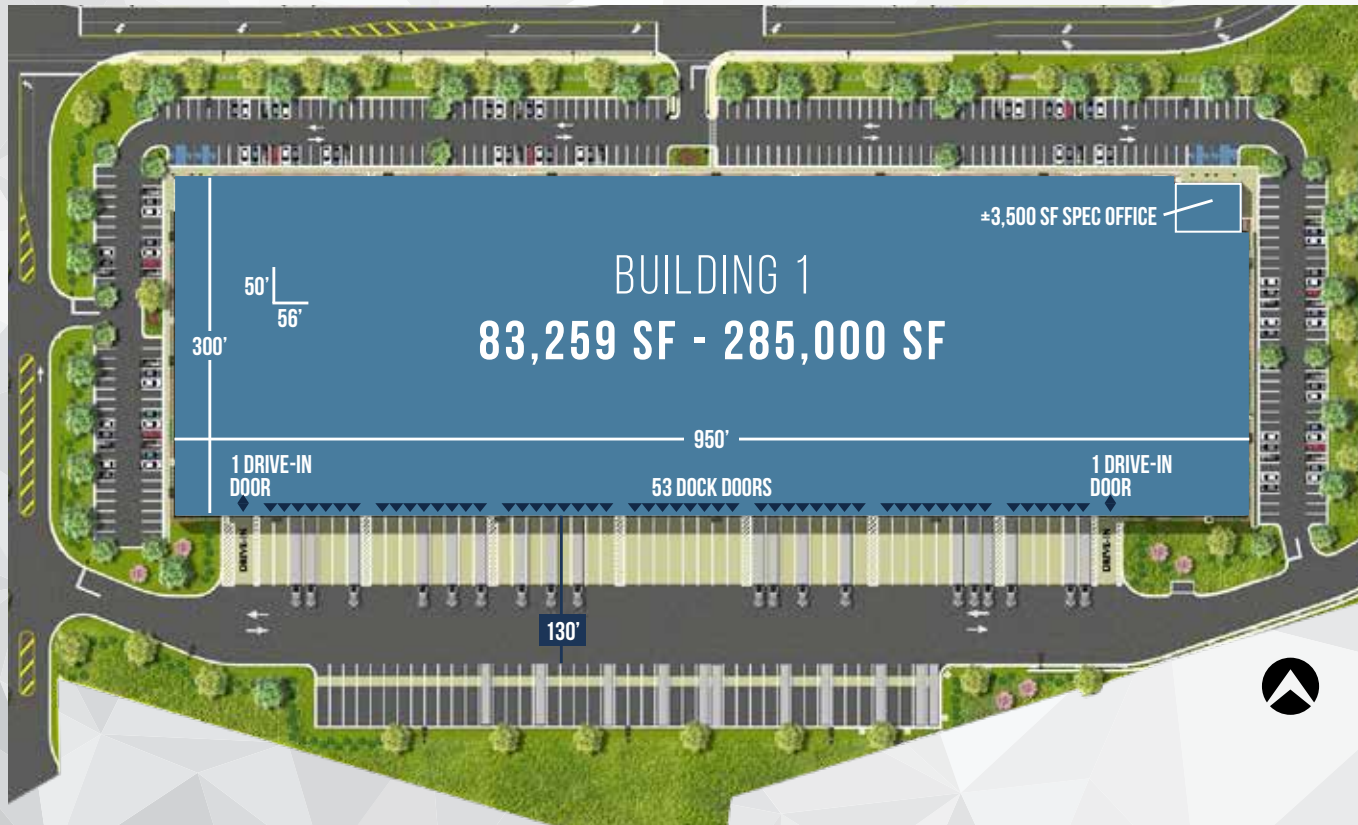
THREE-BUILDING CLASS A INDUSTRIAL PARK WITHIN MINUTES OF ROUTES 9, 35, 287, 440, THE OUTERBRIDGE CROSSING AND GARDEN STATE PARKWAY AS WELL AS EXITS 9, 10 AND 11 OF THE NEW JERSEY TURNPIKE.



SITE PLAN BUILDING 1

49 CALLAHAN BOULEVARD, SAYREVILLE, NJ 08872

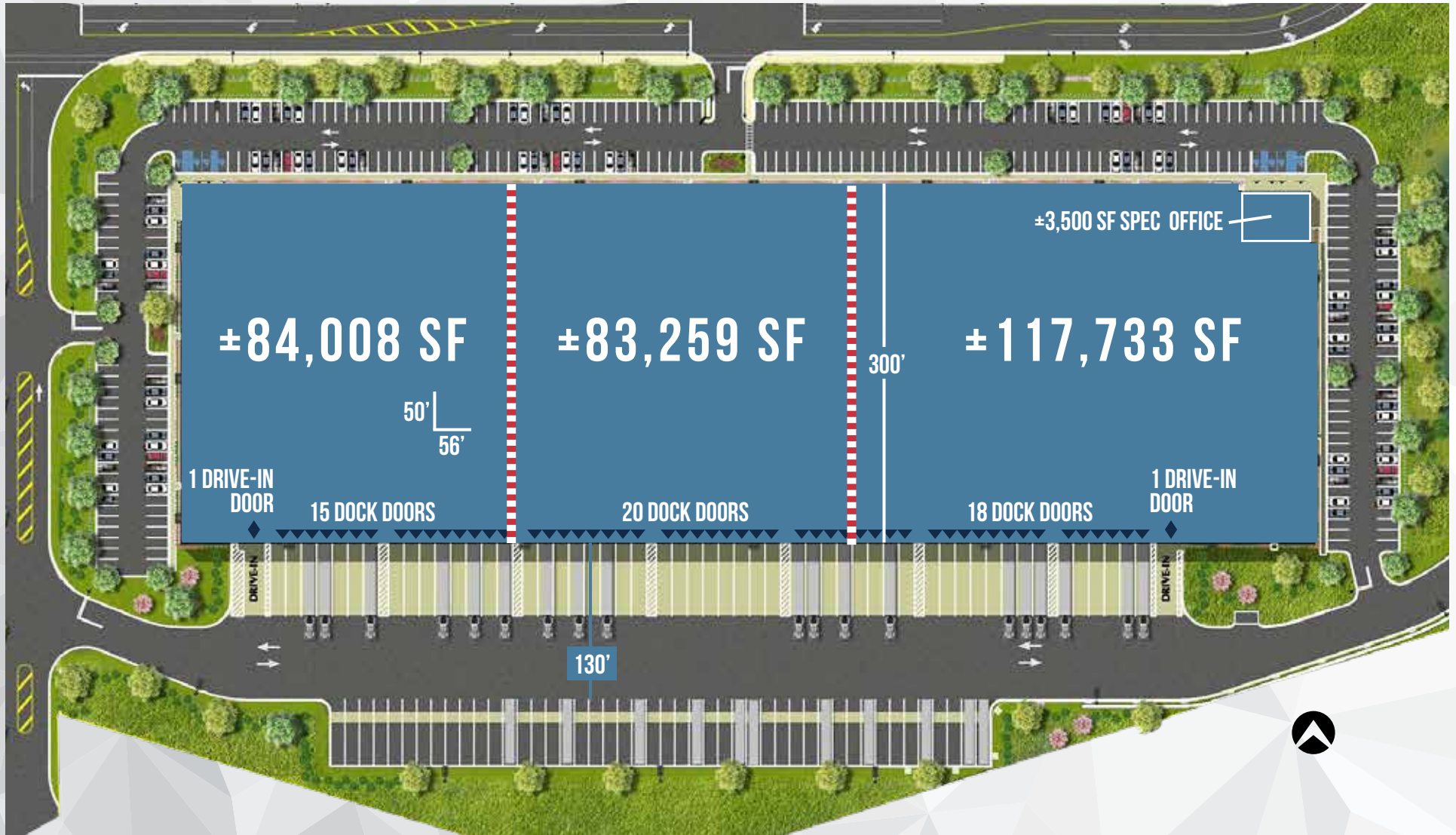
TOTAL BUILDING SF	± 285,000 SF	COLUMN SPACING	56' X 50' (60' SPEED BAY)	SPRINKLER	ESFR
AVAILABLE SF	± 83,259 SF - ± 285,000 SF	DOCK DOORS	53 (9' X 10') (26 EQUIPPED)	POWER	277/480 VOLT, 3-PHASE, 4-WIRE SERVICE WITH 3,000 AMP SERVICE
SPEC OFFICE SF	± 3,500 SF	DRIVE-IN DOORS	2 (12' X 16')	OCCUPANCY	IMMEDIATE
LAND AREA	18.3 ACRES	CAR PARKING	325	TAX PILOT	30-YEAR
CEILING HEIGHT	40'	TRAILER PARKING	46		



SITE PLAN BUILDING 1

49 CALLAHAN BOULEVARD, SAYREVILLE, NJ 08872

DIVISION OPTIONS



SITE PLAN BUILDING 3

76 CALLAHAN BOULEVARD, SAYREVILLE, NJ 08872

TOTAL BUILDING SF	451,916 SF	COLUMN SPACING	56' X 50' (60' SPEED BAY)	SPRINKLER	ESFR
AVAILABLE SF	451,916 SF	DOCK DOORS	67 (9' X 10') (35 EQUIPPED)	POWER	277/480 VOLT, 3-PHASE, 4-WIRE SERVICE WITH 4,000 AMP SERVICE
SPEC OFFICE SF	± 4,150 SF	DRIVE-IN DOORS	2 (12' X 16')	OCCUPANCY	IMMEDIATE
LAND AREA	31.4 ACRES	CAR PARKING	299	TAX PILOT	30-YEAR
CEILING HEIGHT	40'	TRAILER PARKING	126		

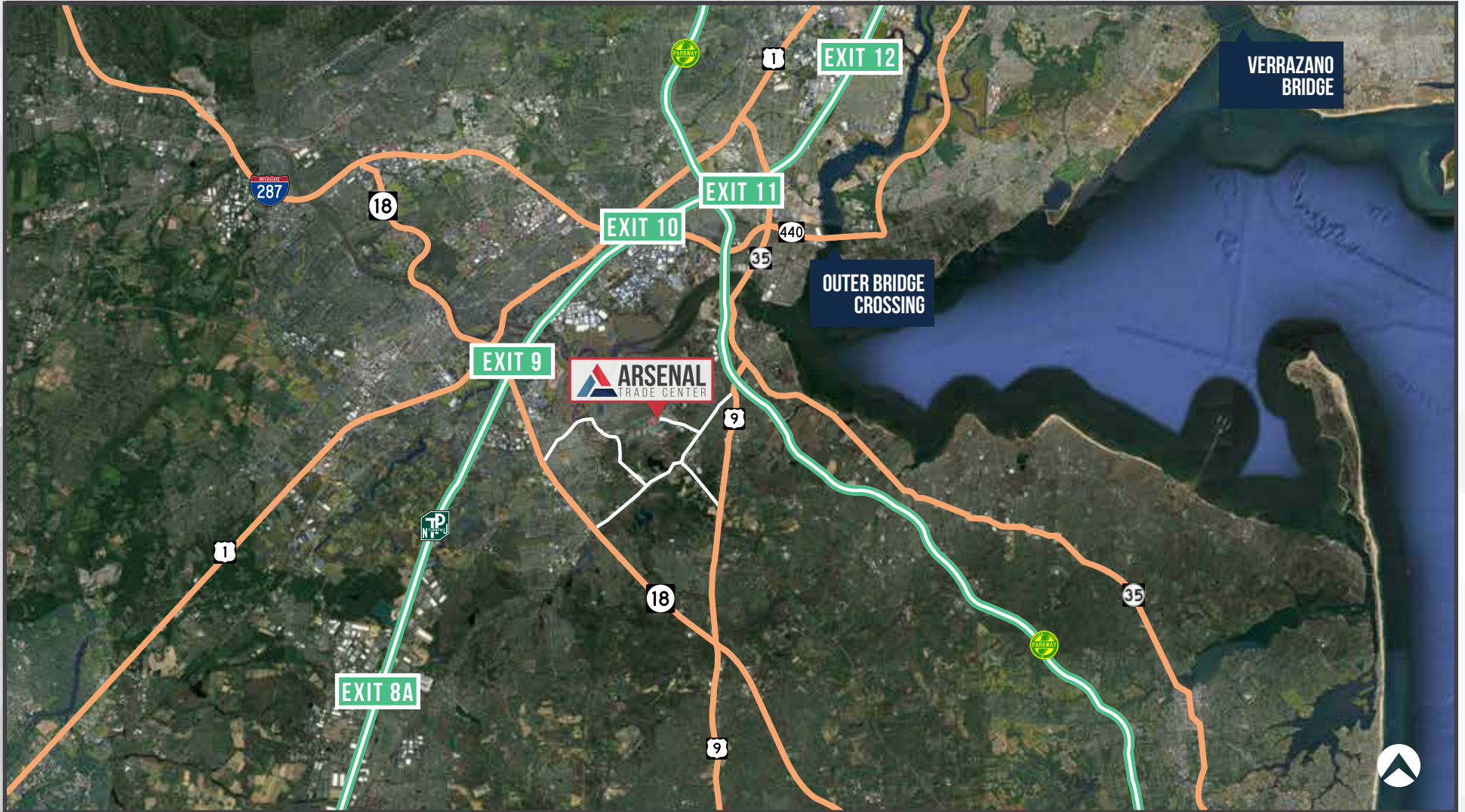


VIDEO TOURS

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



LOCATION SITE HIGHWAY ACCESS

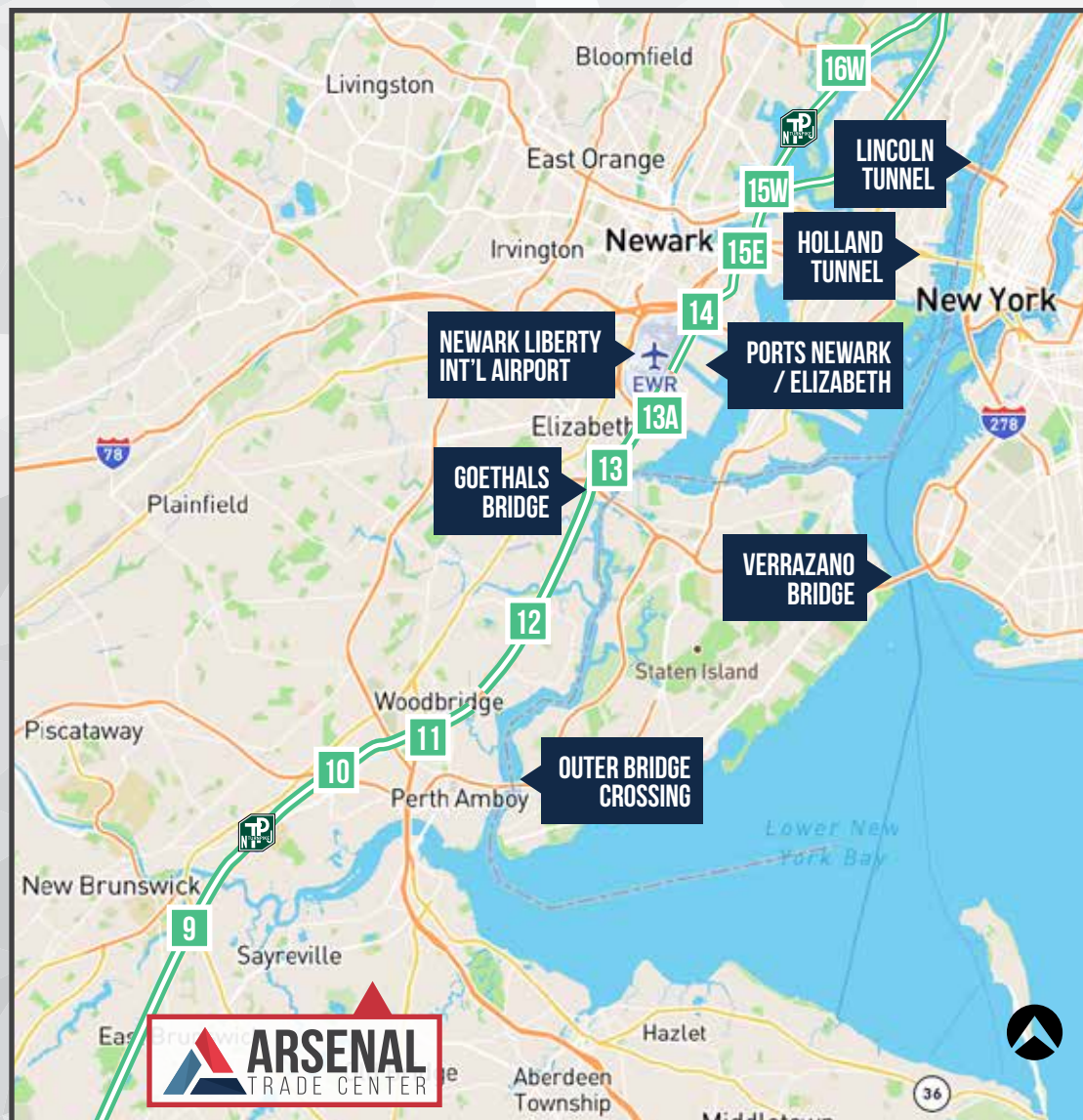


WITHIN MINUTES TO
MAJOR HIGHWAYS



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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[ARSENALTRADECENTER.COM](https://www.arsenaltradecenter.com)



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Management

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