

Hercules Parlin

Section 2

Build to Suit Sites from 75,000 sq. ft. ± to 400,000 ± sq. ft. | Four Parcels

50 South Minisink Avenue
Sayreville, New Jersey

ZONED FOR MANUFACTURING, ASSEMBLY, AND DATA CENTER



Highlights

Property Highlights



UNIQUE OPPORTUNITY TO BUILD AND OWN YOUR REAL ESTATE

Section Two presents a unique opportunity for companies to own their land (4 parcels that can be sold in total or individually) located at the region's critical multi-directional connection of I-287 and I-95 (NJ Turnpike).

Section Two is a 123-acre, 4-parcel site that is situated in the Borough of Sayreville's Industrial District. The Borough has approved a redevelopment plan for this site which allows for a variety of approved core industrial uses (manufacturing, assembly, data centers, flex industrial, and pharmaceutical manufacturing amongst others). A purchaser has the ability to develop individual buildings or a campus in excess of ± 850,000.

New Jersey has become the nation's desired location for key manufacturing industries and has developed into a target market for tenants specializing in:

- Food (Production & Repackaging)
- Refrigeration/Cold Storage
- Pharmaceuticals
- Electric Vehicles/Battery Plants
- Renewable Energy
- Data Centers

Site Highlights

ZONING

MANUFACTURING, ASSEMBLY, AND DATA CENTER

DEVELOPABLE AREA

123± ACRES

CONCEPTUAL SITE PLAN*

4 BUILDINGS | 850,000 SF±

INFRASTRUCTURE

ELECTRIC: 230 KV, 34.5 KV AND 115 KV LINES ARE AVAILABLE.

TWO COGEN PLANTS ARE ADJACENT TO THE SITE.

GAS: HIGH AND LOW PRESSURE IS AVAILABLE.

PROCESS WATER: UP TO 4.67 MM GALLONS OF FRESH WATER IS POSSIBLE PER DAY. GREY WATER IS AVAILABLE.

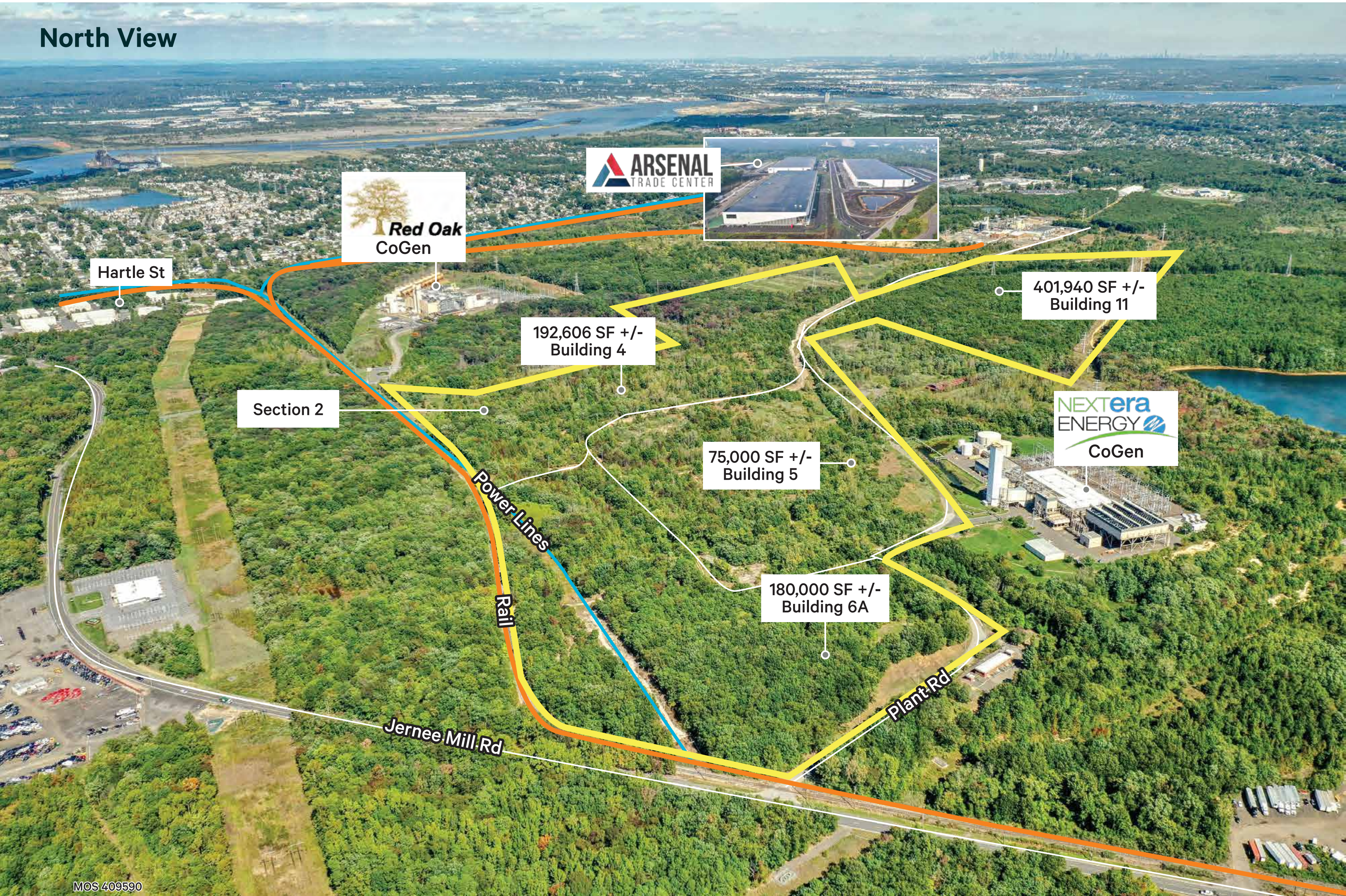
RAIL SERVICE: 263,000 LBS. CARS.

ARSENAL TRADE CENTER: 1,000,000 ± SQ. FT. OF NEW CLASS A WAREHOUSE SPACE.

**The conceptual site plan has not been engineered but is designed to site constraints*

Aerial Map

North View



ARSENAL
TRADE CENTER

Red Oak
CoGen



Hartle St

401,940 SF +/-
Building 11

192,606 SF +/-
Building 4

Section 2

NEXTERA
ENERGY
CoGen

75,000 SF +/-
Building 5

Power Lines

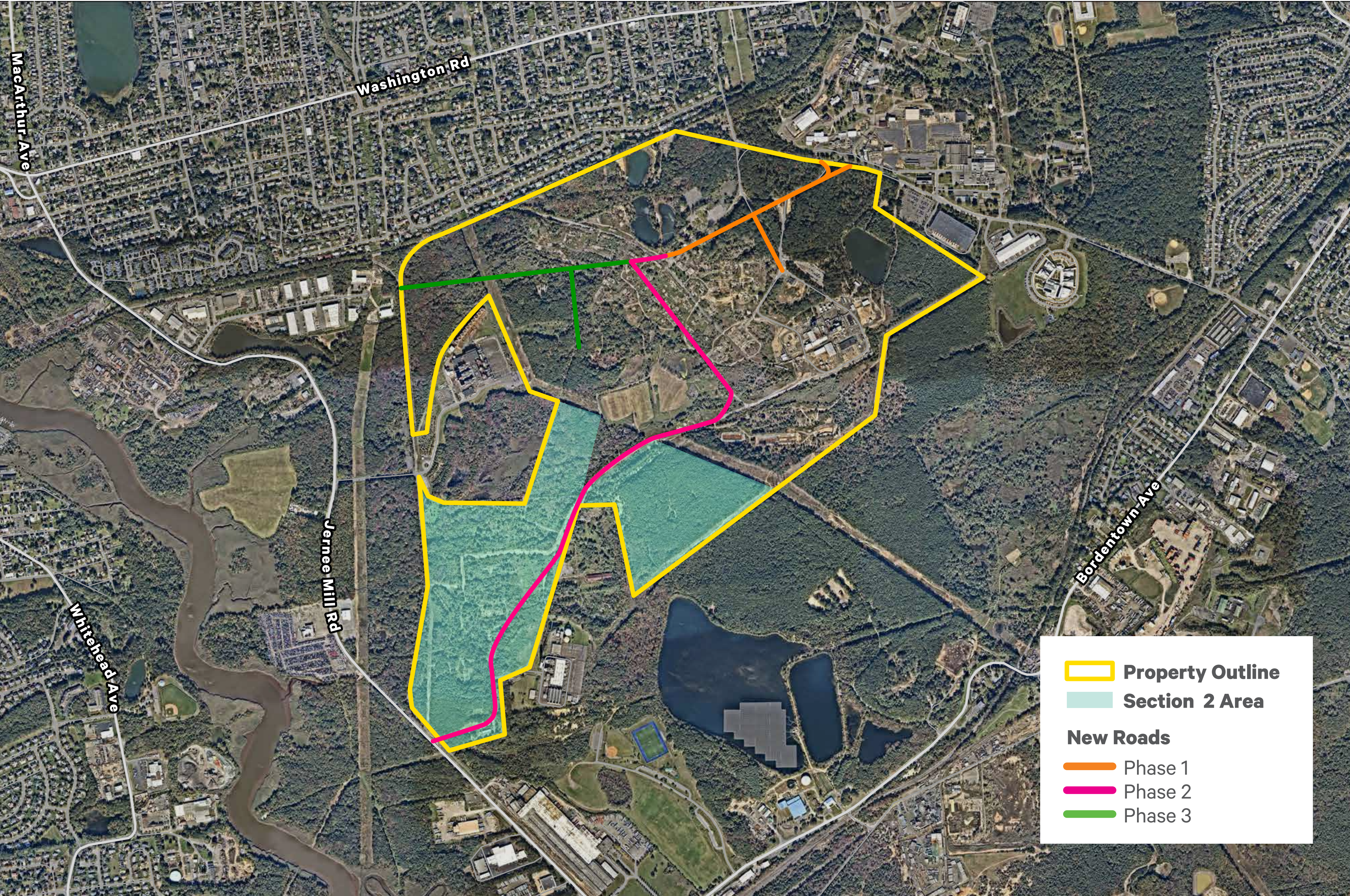
180,000 SF +/-
Building 6A

Rail

Plant Rd

Jernee Mill Rd

Development Site



 **Property Outline**

 **Section 2 Area**

New Roads

 Phase 1

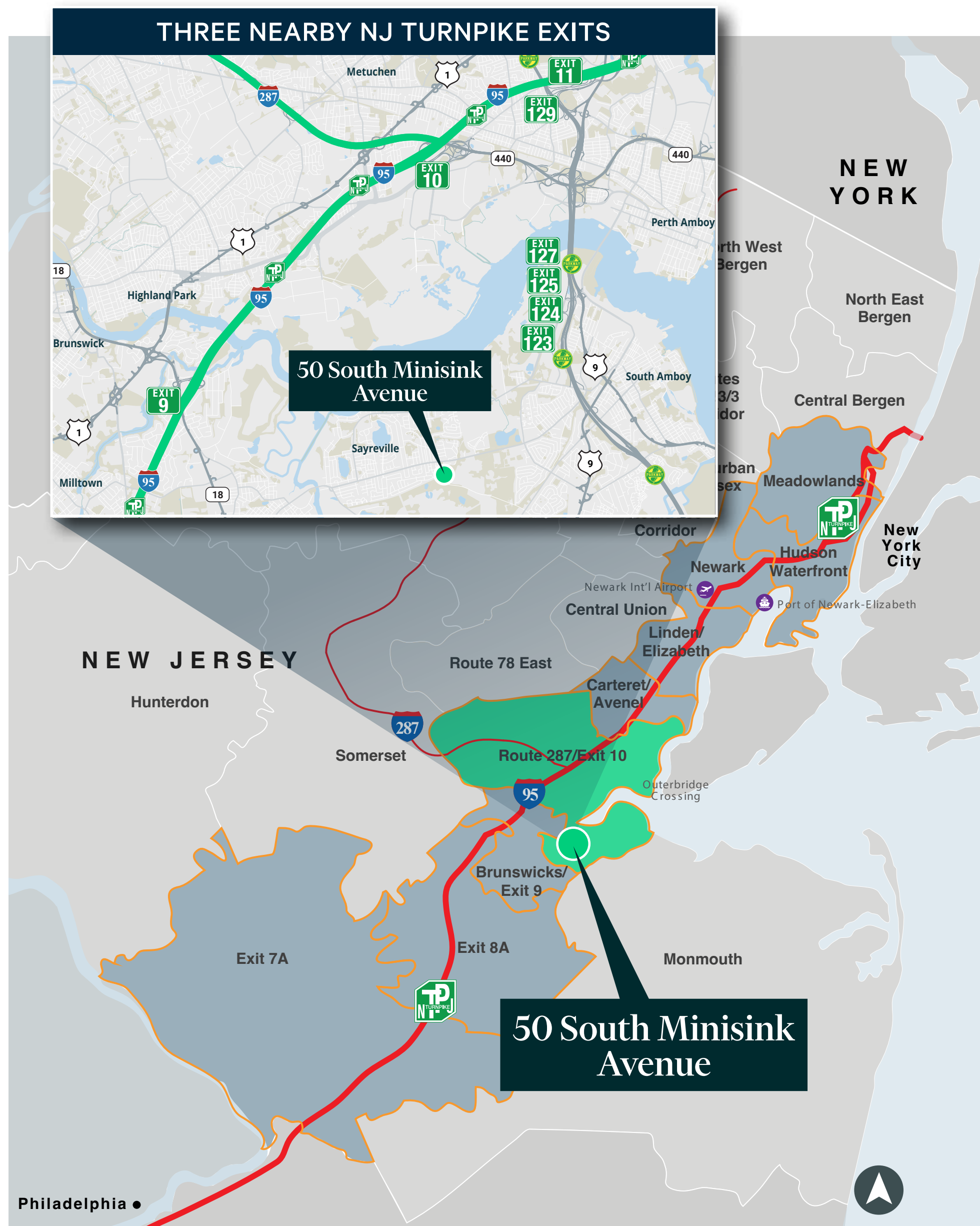
 Phase 2

 Phase 3

Access Mapping



Location & Market Highlights



The Route 287/Exit 10 Industrial Submarket is defined by its location at the nexus of I-287 and I-95 (NJ Turnpike), two of the region's most important logistical thoroughfares with recent emphasis on access via the Outerbridge Crossing.

INFILL NJ TURNPIKE/ROUTE 287 LOCATION

- Relative to competing Central New Jersey concentrations at Exit 7A and Exit 8A, the Route 287/Exit 10 submarket presents drayage savings of approximately \$200 to \$300 per container
- The New Jersey Turnpike's intersection with I-287 at Exit 10 presents unique multi-directional connectivity, making this an optimal hybrid location for local and regional distribution
- New York City Metro access is combined with Eastern Seaboard (I-95) and inland distribution patterns tying into the I-78/I-81 corridor

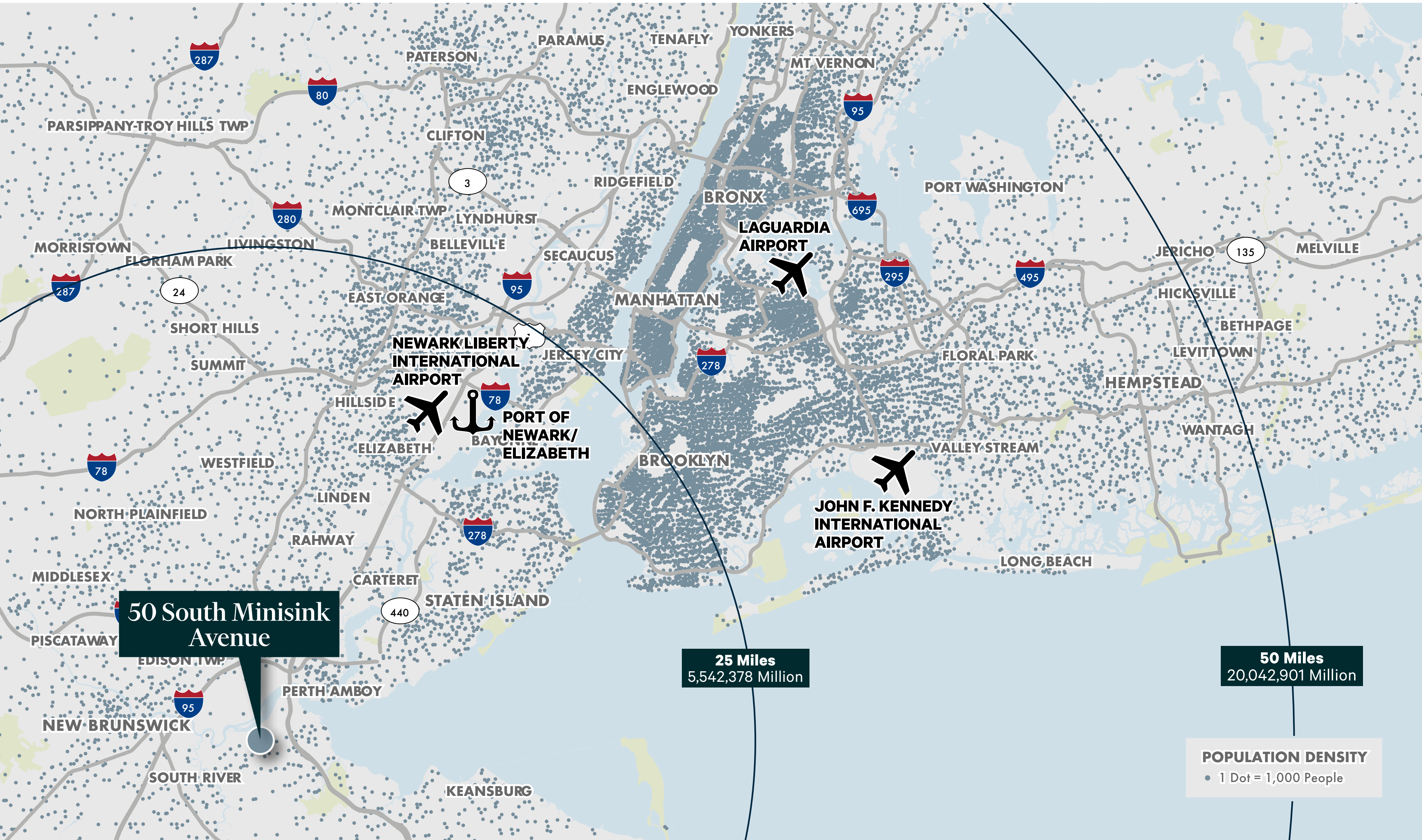
NYC PROXIMITY

- Dynamic expansion of e-commerce same-day requirements restricts the logistics ring surrounding the Route 287/Exit 10 Submarket and north because of delivery time requirements and drayage costs
- Proximity to the ports, Manhattan, Brooklyn/Staten Island (via the Outerbridge Crossing), and more than 20 million people within a 50-mile radius

Unrivaled Access

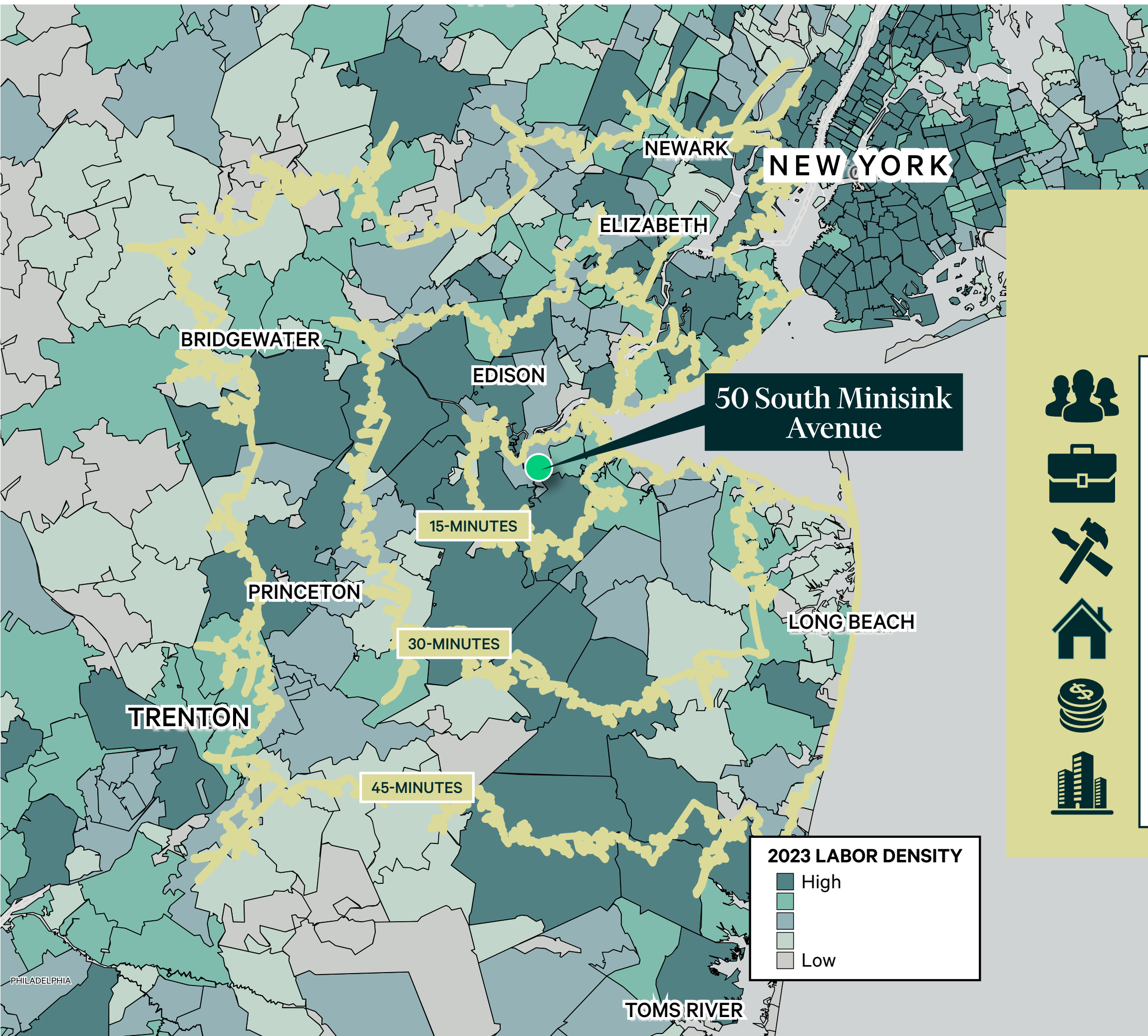
UNRIVALED ACCESS TO MOST DENSELY POPULATED CONSUMER BASE IN THE UNITED STATES

- Situated near I-95/NJ Turnpike (5 miles) and I-287 (10 Miles), providing immediate access to New York City and the surrounding boroughs, the Property benefits from access to two major thoroughfares providing connectivity throughout the northeast region
- With 20.0 million people within 50 miles, the Property is able to conveniently serve one of the largest consumer bases in the world



Unrivaled Accessibility to Labor

- The Property capitalizes on New Jersey's abundant and highly-skilled labor base; tenant models, specifically for occupiers running 24-hour, multiple-shift, manufacturing operations, have recently put a much greater emphasis on convenient accessibility to the nearby blue-collar work force
- Within a 45 minute drive, the site provides access to 3.5 million consumers and draws from an expansive 1.5 million skilled labor pool

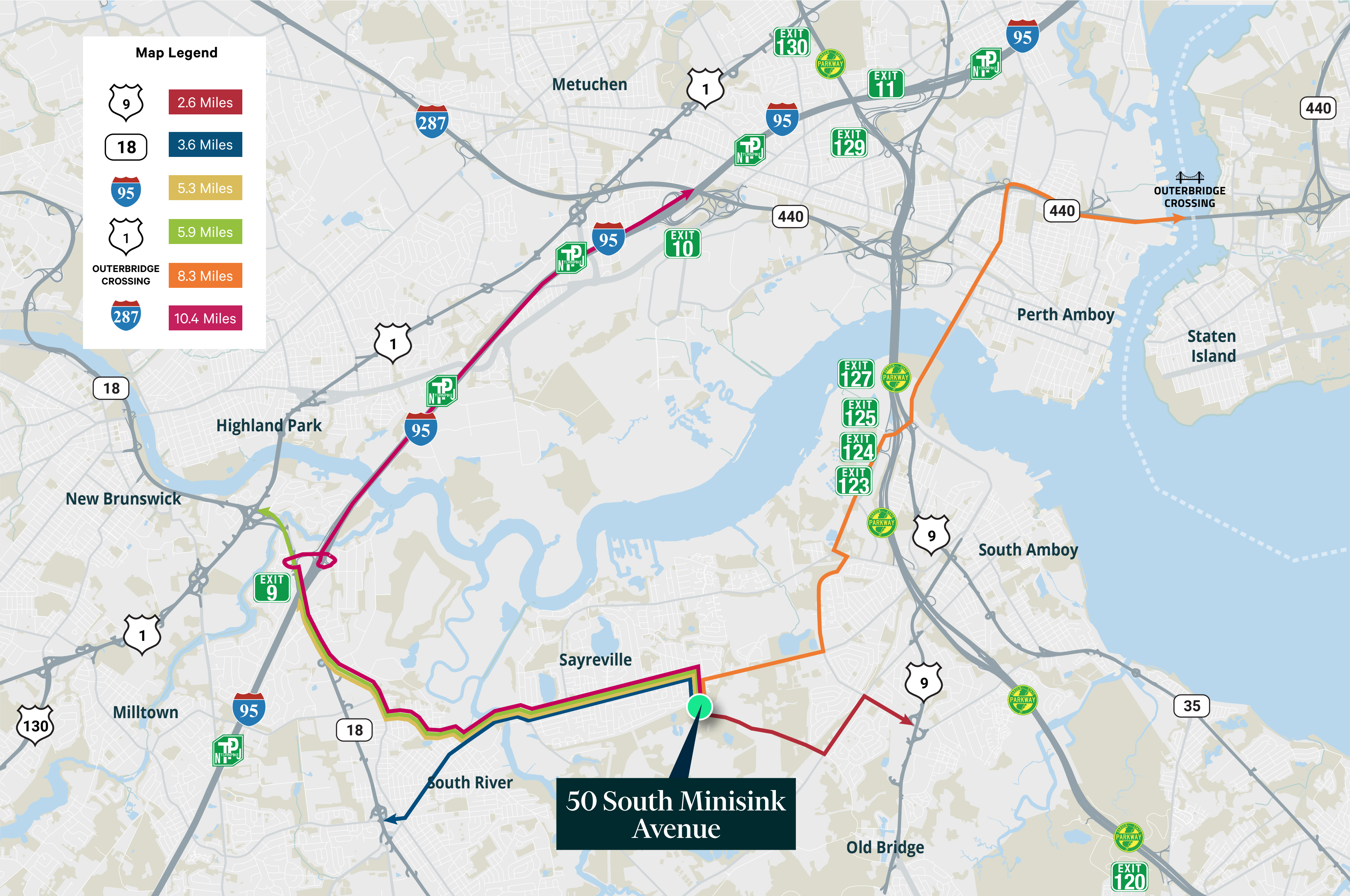


	15 MINUTES	30 MINUTES	45 MINUTES
	POPULATION 158,850	POPULATION 1,241,519	POPULATION 3,540,170
	LABOR FORCE 56,143	LABOR FORCE 525,679	LABOR FORCE 1,533,540
	BLUE COLLAR LABOR POOL 10,443 (18.6%)	BLUE COLLAR LABOR POOL 95,148 (18.1%)	BLUE COLLAR LABOR POOL 280,638 (18.3%)
	HOUSEHOLDS 58,690	HOUSEHOLDS 441,339	HOUSEHOLDS 1,276,767
	MEDIAN HOUSEHOLD INCOME \$100,995	MEDIAN HOUSEHOLD INCOME \$104,388	MEDIAN HOUSEHOLD INCOME \$96,337
	BUSINESSES 5,070	BUSINESSES 40,805	BUSINESSES 116,619

Regional Map



Local Map



Market Aerial



Federal Economic Incentives

Stimulating Domestic Manufacturing Development

THE INFLATION REDUCTION ACT

In an effort to stimulate the economy, reduce inflation, and shift manufacturing back to the United States, Congress passed the Inflation Reduction Act of 2022 (IRA) which offers **\$400 BB** of incentives which are available to companies who build and invest in manufacturing and production facilities.

Tax credits for investment in manufacturing facilities

The IRA provides tax credits for investment in manufacturing facilities – aiming to make it more attractive for companies to build new factories in the United States

Grants to support workforce development in manufacturing

The IRA offers grants to support workforce development in manufacturing to ensure that there is a skilled workforce available to support the growth of manufacturing

Promotion of domestic materials in manufacturing

To reduce the reliance on imported materials, the IRA incentivizes the use of domestic material production and use, helping to improve United States supply chain efficiency

Improved infrastructure to support manufacturing

The IRA invests specifically in infrastructure that supports manufacturing, such as roads, bridges, and ports, which will make it easier and cheaper to transport goods and materials to and from manufacturing facilities

THE CHIPS AND SCIENCE ACT

In an effort to address the global semiconductor shortage and to strengthen America's leadership in science and technology, Congress passed the CHIPS and Science Act of 2022 (CHIPS) providing roughly \$72 billion in new funding to specifically aimed at boosting domestic research and manufacturing of semiconductors in the United States – the benefits include:

\$52 billion for semiconductor manufacturing

Funding will be used to provide tax credits and other incentives to companies that build or expand semiconductor manufacturing facilities domestically

\$10 billion for workforce development

There will be an infusion of capital to support, train, and up-skill workers for jobs in the semiconductor industry

\$10 billion for research and development

Research and development in semiconductor technology will be bolstered, including the development of new and advanced semiconductor manufacturing processes



Zoning Summary

Zoning

A. Permitted Uses:

- Manufacturing, including finishing and assembly of products
- Research laboratories or other experimental testing or research establishments, such as product development or quality control, which may include ancillary manufacturing
- Data centers
- Technology center for research, design and testing or manufacturing of computers, computer components, electronic devices or components or similar products
- Wireless telecommunication facilities per section 26-87 of the ordinance
- Lumberyards
- Alternative Energy utilities, whether public or private, including solar arrays, wires, transmission stations, substations, energy production facilities, storage facilities and necessary infrastructure
- Flex industrial/commercial space
- Equipment repair and retail facilities

B. Conditional Uses:

- Public utility

BULK REQUIREMENTS IN THE REDEVELOPMENT ORDINANCE*

Minimum Lot Area (acres)	5
Minimum Lot Width (feet)	300
Minimum Lot Depth (feet)	400
Minimum Front Yard Setback (feet)	75
Minimum Rear Yard Setback (feet)	100
Minimum Side Yard Setback One/Both (feet)	75*/150
Maximum Building Height (feet)	65
Maximum Building Coverage (%)	60
Maximum Impervious Coverage (%)	85
Maximum Stack Height (feet)	120

**Utilities such as substations shall be exempt from all bulk standards and shall be permitted regardless of street frontage*

***Where non-residential use abuts residential use setback should be 100 feet*



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