

Think Matrix

*Introduction to
Gateway
Business Park
2 Gateway Blvd.
Oldmans Twp.
Salem County
New Jersey*

Knowledge
Creating
Value

For additional information, please call 732-521-2900

Gateway Business Park

2 Gateway Boulevard

Real Estate Taxes just \$.49/SF Under PILOT
705,000 SF Class A Warehouse – Available March 2025

This class A, cross-dock warehouse constructed in 2016 is located at the entrance of Gateway Business Park, just .5 miles from I-295 (Exit 7). The building offers tremendous value from a long term PILOT agreement in place through 2036. Under the PILOT, real estate taxes are fixed at just \$.49/SF for the next four years, and will increase to just \$.58 from 2029-2032. The benefit provides real estate tax certainty and an operating cost savings of approximately \$1.00/SF annually.

2 Gateway Boulevard is an efficient 470' deep cross-dock facility featuring 36' clear height, ESFR sprinkler system, and LED lighting. The warehouse is currently equipped with 99 loading docks and four drive-in doors. There are 78 potential future loading dock locations currently utilized as trailer parking. These 78 trailer spaces and 116 additional trailer spaces opposite the loading docks provide a current trailer count of 194 spaces, plus approval for 50 additional. Auto parking is also abundant, with 166 existing spaces and approval for 80 additional.

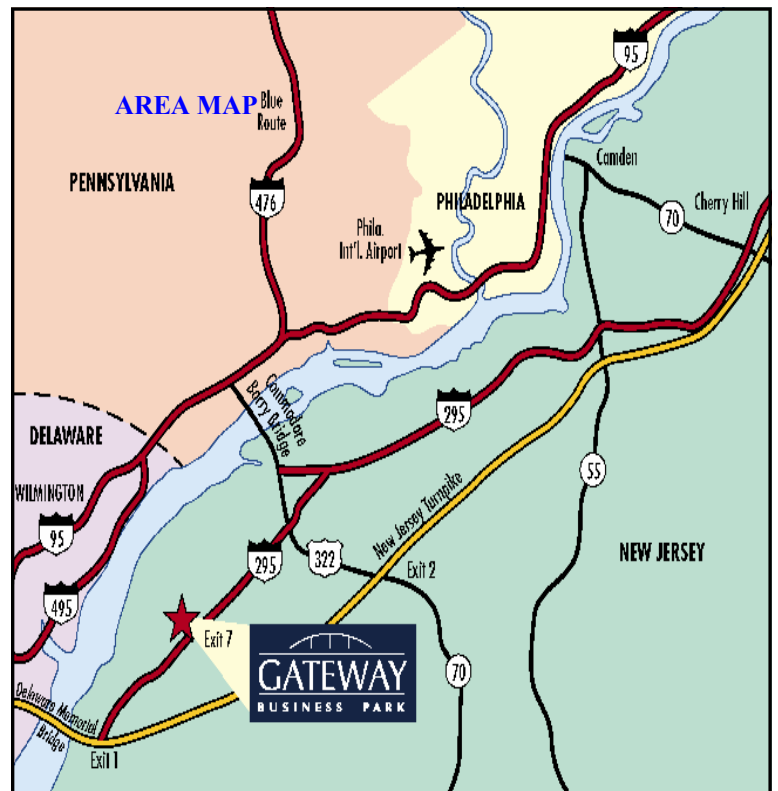


2 Gateway Boulevard



PROPERTY SPECIFICATIONS:

- 705,000 SF including 11,000 SF of office and break room space.
- 470' deep cross-dock
- 54'W x 50'D bays (54'x60' in loading bays)
- ESFR sprinkler
- 4,000 amps
- 99 dock doors (expandable to 177)
- Four drive-ins
- 194 trailer spaces (expandable to 244)
- 166 auto spaces (expandable to 246)



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For leasing information, contact:

Matrix Development Group
Forsgate Drive • CN4000 • Cranbury, NJ 08512
732-521-2900 www.matrixcompanies.com

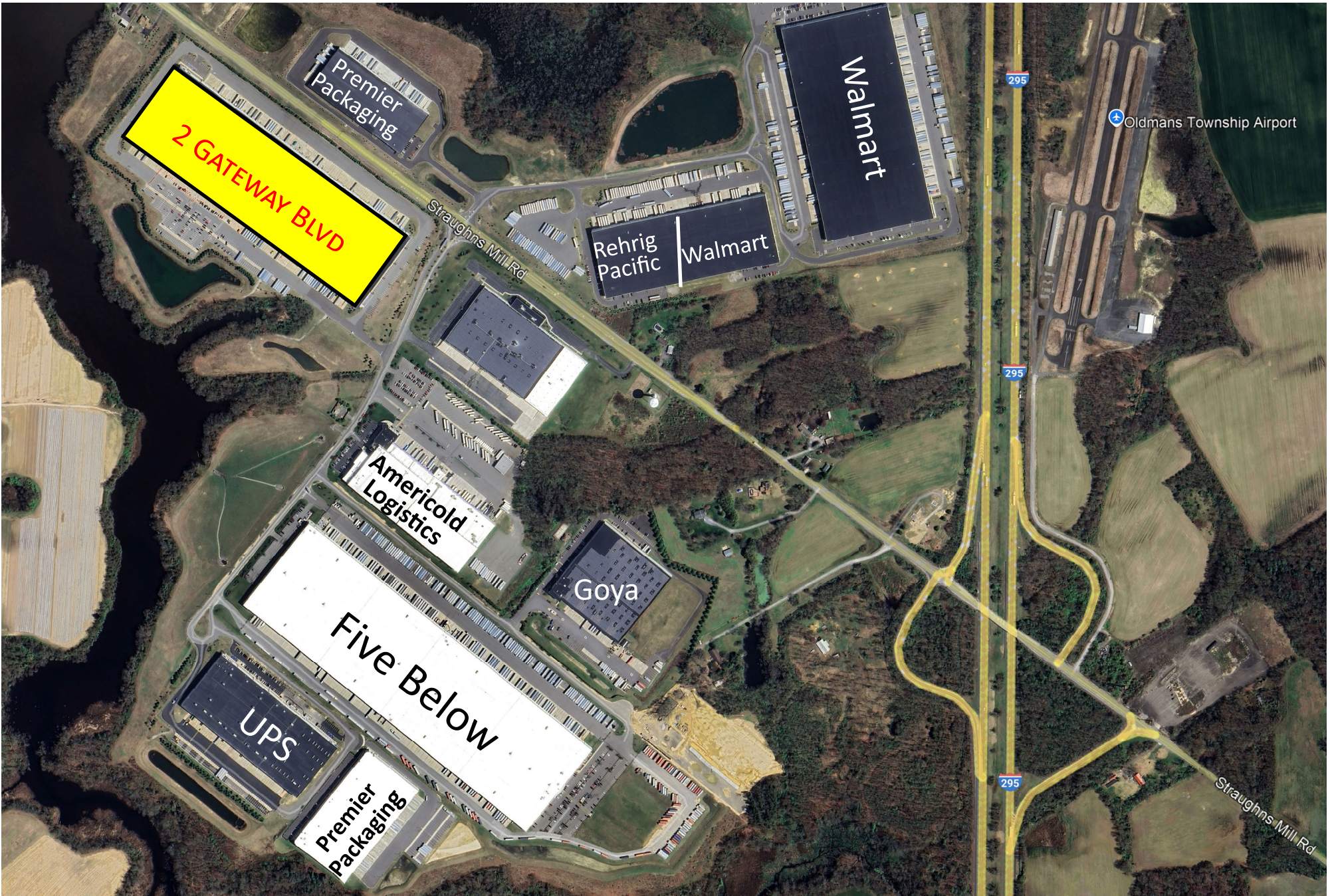


**2 GATEWAY BOULEVARD
PILOT/REAL ESTATE TAX SCHEDULE**

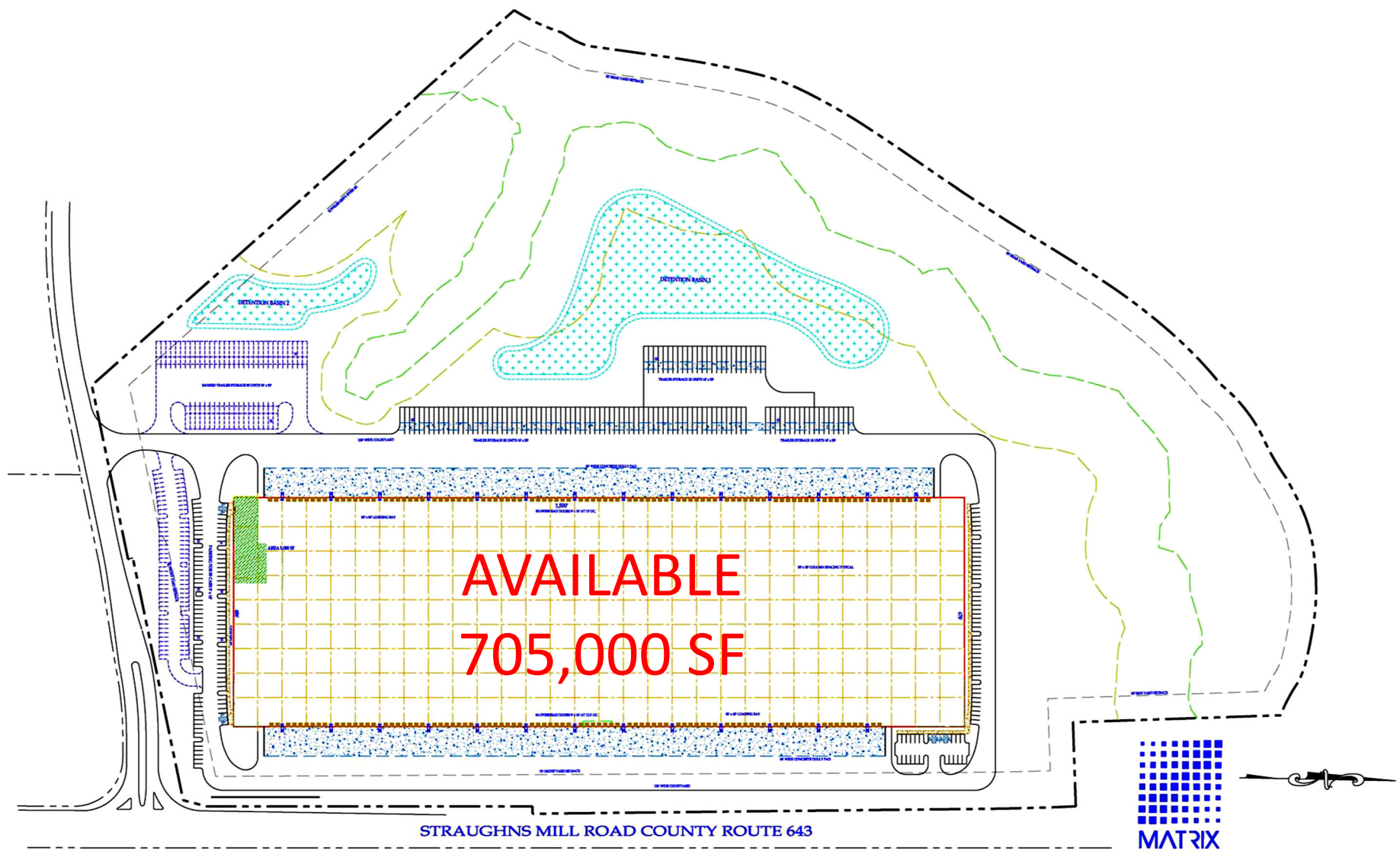
<u>Year</u>	<u>PILOT/Tax Charge</u>	<u>Projected Taxes w/o PILOT</u>	<u>Est. Savings</u>
2025	\$0.49	\$1.39	\$0.91
2026	\$0.49	\$1.42	\$0.93
2027	\$0.49	\$1.45	\$0.96
2028	\$0.49	\$1.48	\$0.99
2029	\$0.58	\$1.51	\$0.93
2030	\$0.58	\$1.54	\$0.96
2031	\$0.58	\$1.57	\$0.99
2032	\$0.58 (1)	\$1.60	\$1.02
2033	\$0.68 (1)	\$1.63	\$0.95
2034	\$0.68 (2)	\$1.66	\$0.99
2035	\$0.68 (3)	\$1.70	\$0.68
2036	\$0.68 (4)	\$1.73	\$0.35
Total			<u><u>\$10.66</u></u>

Notes:

- (1) Greater of amount above or 20% of taxes otherwise payable.
- (2) Greater of amount above or 40% of taxes otherwise payable.
- (3) Greater of amount above or 60% of taxes otherwise payable.
- (4) Greater of amount above or 80% of taxes otherwise payable.



2 Gateway Blvd.
Pedricktown, NJ

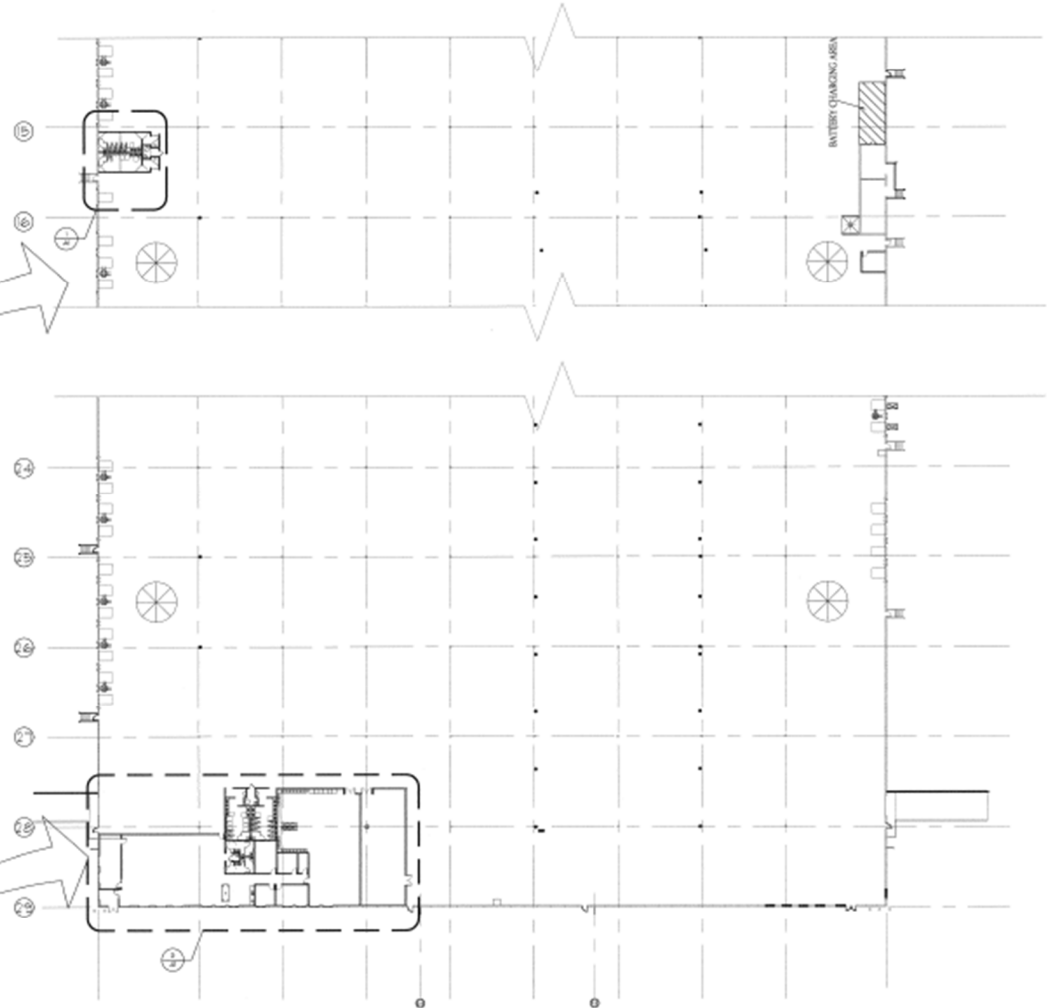
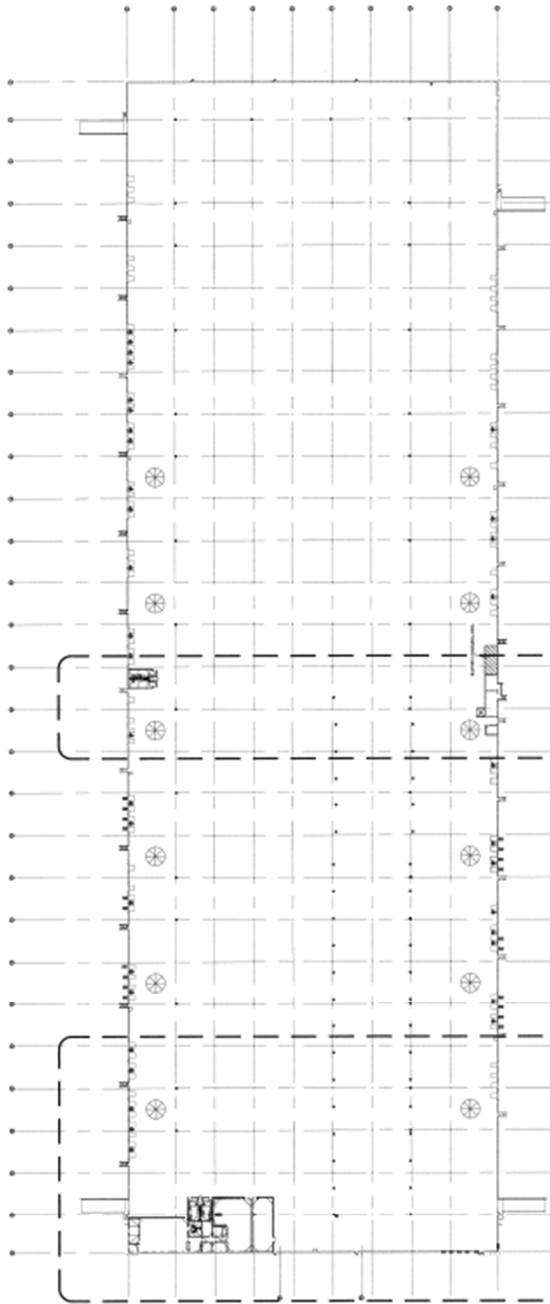


Gateway Business Park - 2 Gateway Boulevard



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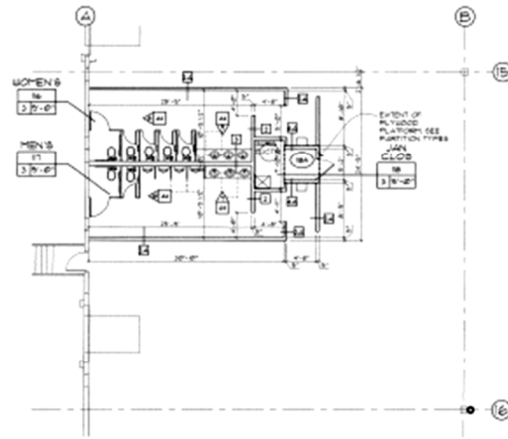
2 Gateway Blvd. Overall Floor Plan



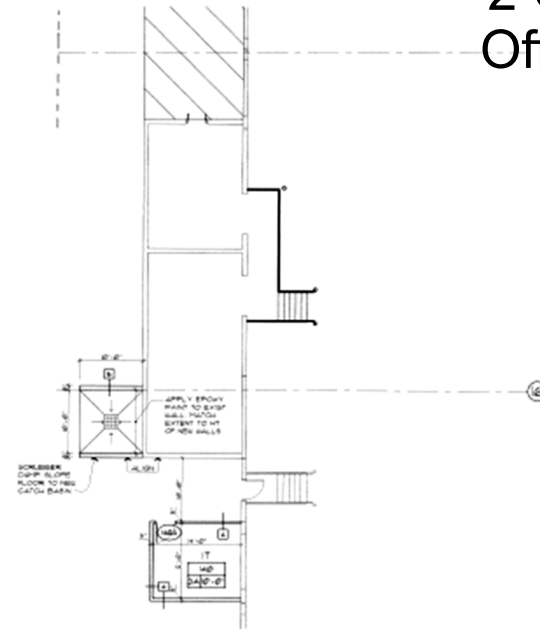
1 OVERALL FLOOR PLAN
SCALE: 1/8" = 1'-0"

2 ENLARGED OVERALL FLOOR PLAN
SCALE: 1" = 30'-0"

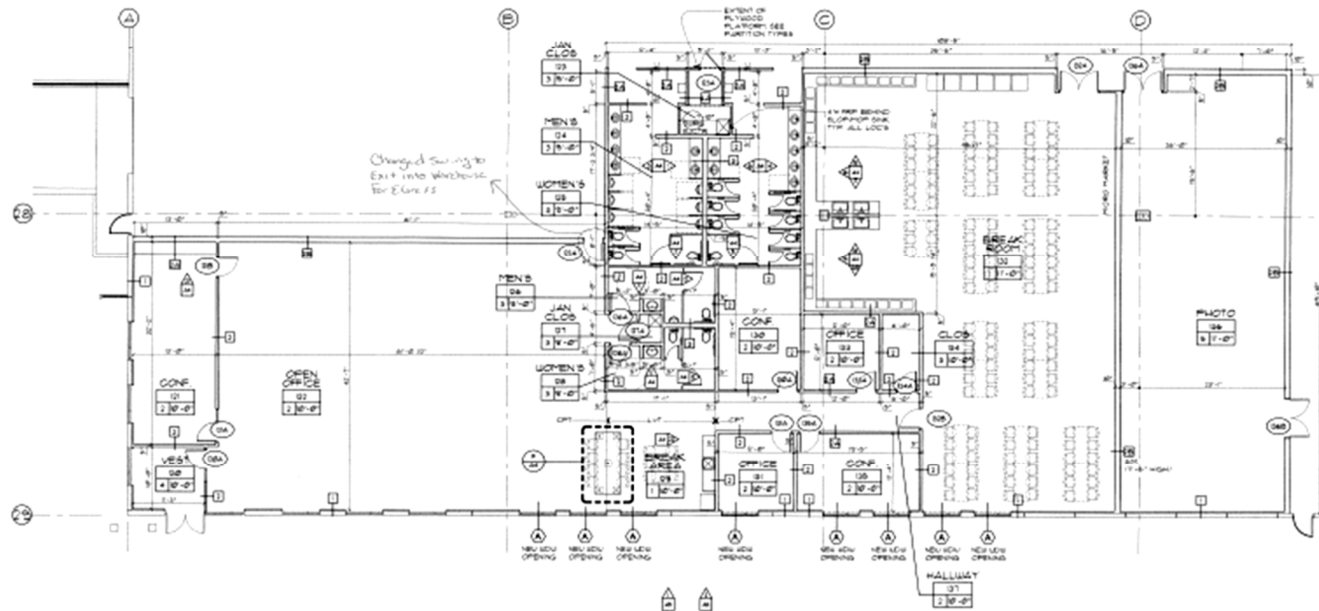
2 Gateway Blvd. Office Floor Plan



1 ENLARGED FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 ENLARGED FLOOR PLAN
SCALE: 1/8" = 1'-0"



3 ENLARGED FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOTE:
1. FOR OVERHEAD WALL BRACING LAYOUT, SEE SHEET A2
2. FOR COORDINATED CEILING PLAN, SEE SHEET A2



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