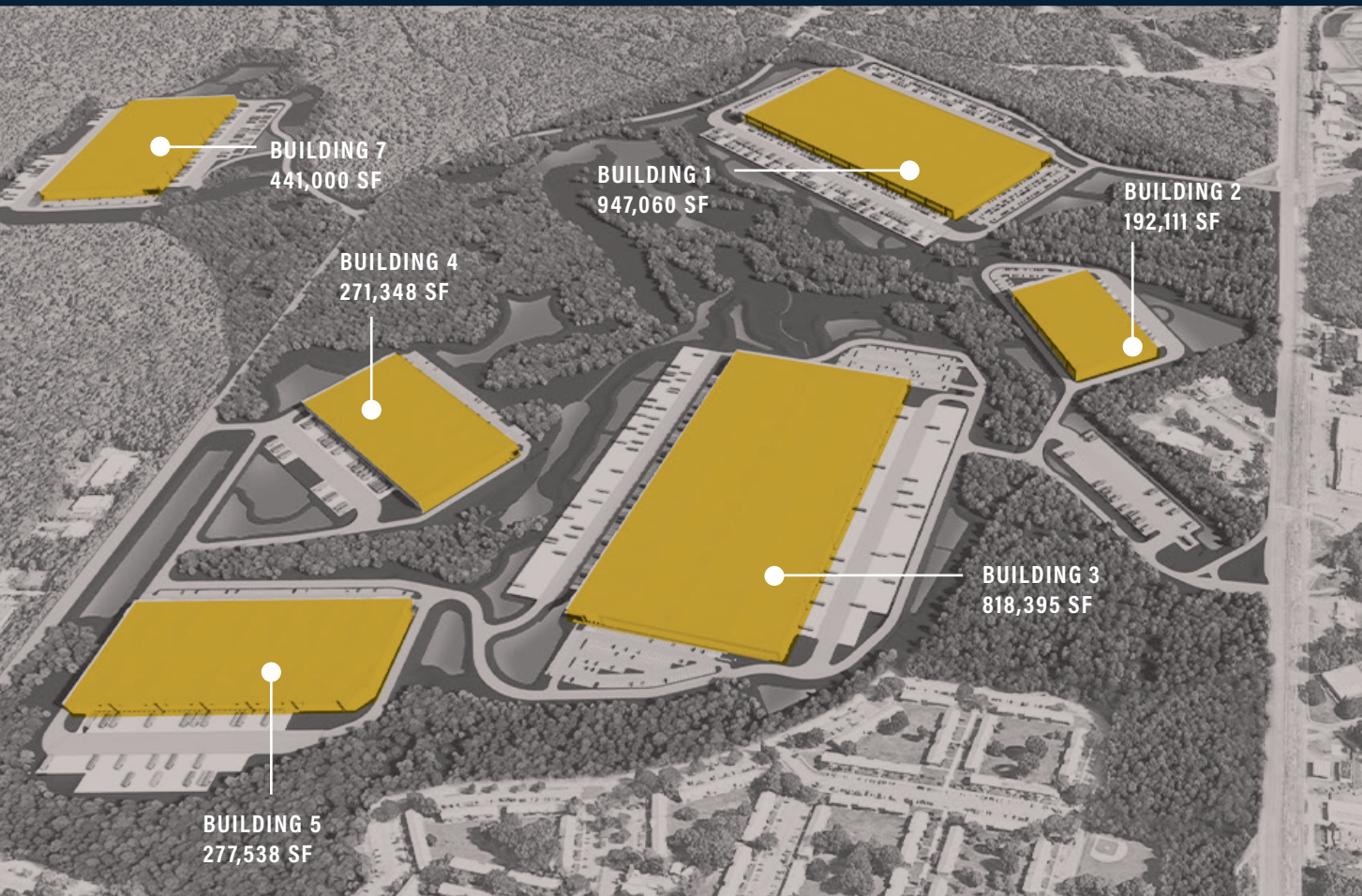


CENTRAL 9 LOGISTICS PARK

JAKE BROWN ROAD | OLD BRIDGE, NEW JERSEY



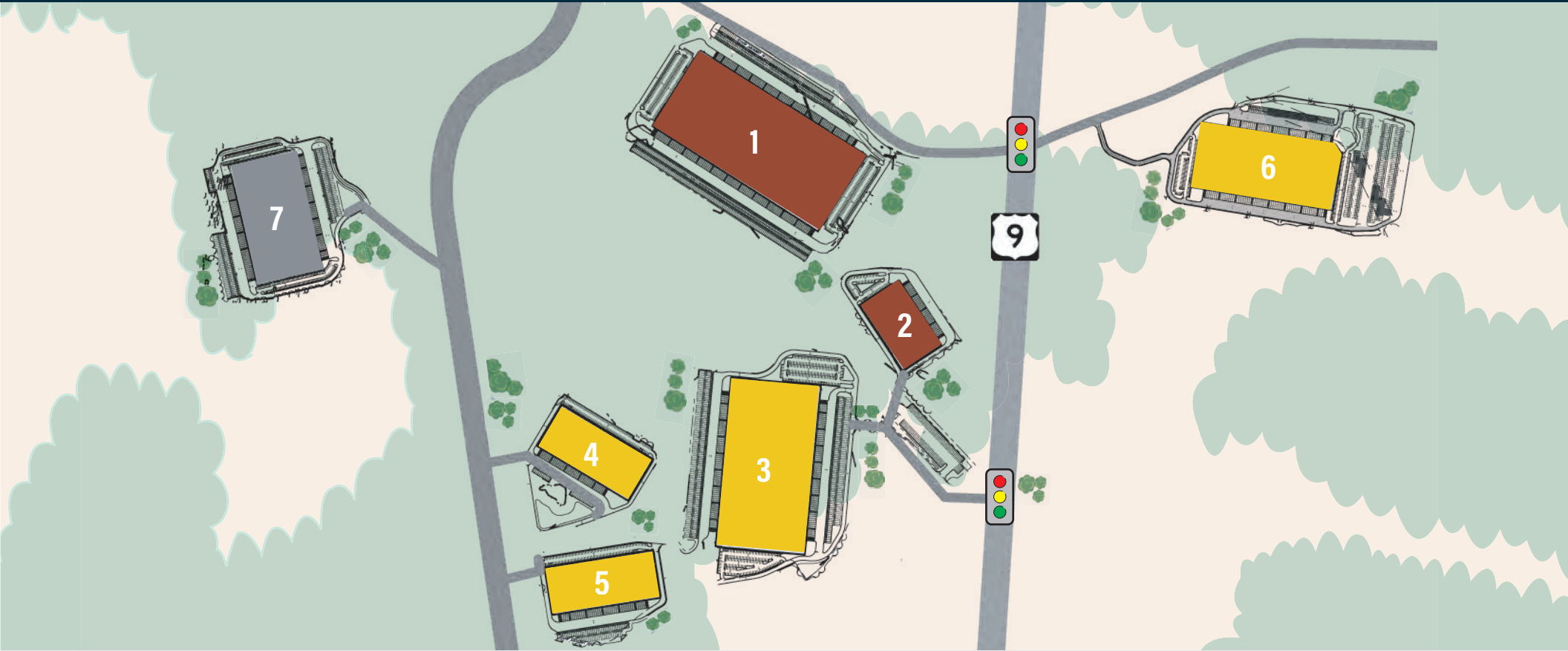
NINE BUILDING STATE-OF-THE-ART INDUSTRIAL PARK TOTALING **±4,200,000 SQ. FT.**

CENTRALLY LOCATED WITH ACCESS TO PORTS, AIRPORTS AND MAJOR HIGHWAYS

EXCEPTIONAL **LABOR POOL** AND **DEMOGRAPHIC BASE** NEARBY



OVERALL PLAN



PHASE 1

BUILDING 3
818,395 SF

BUILDING 5
277,538 SF

BUILDING 4
271,348 SF

BUILDING 6
497,694 SF

PHASE 2

BUILDING 1
947,060 SF

BUILDING 2
192,111 SF

PHASE 3

BUILDING 7
441,000 SF

BUILDING 9
157,500 SF

BUILDING 8
618,800 SF



PHASE 1

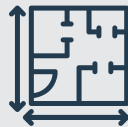
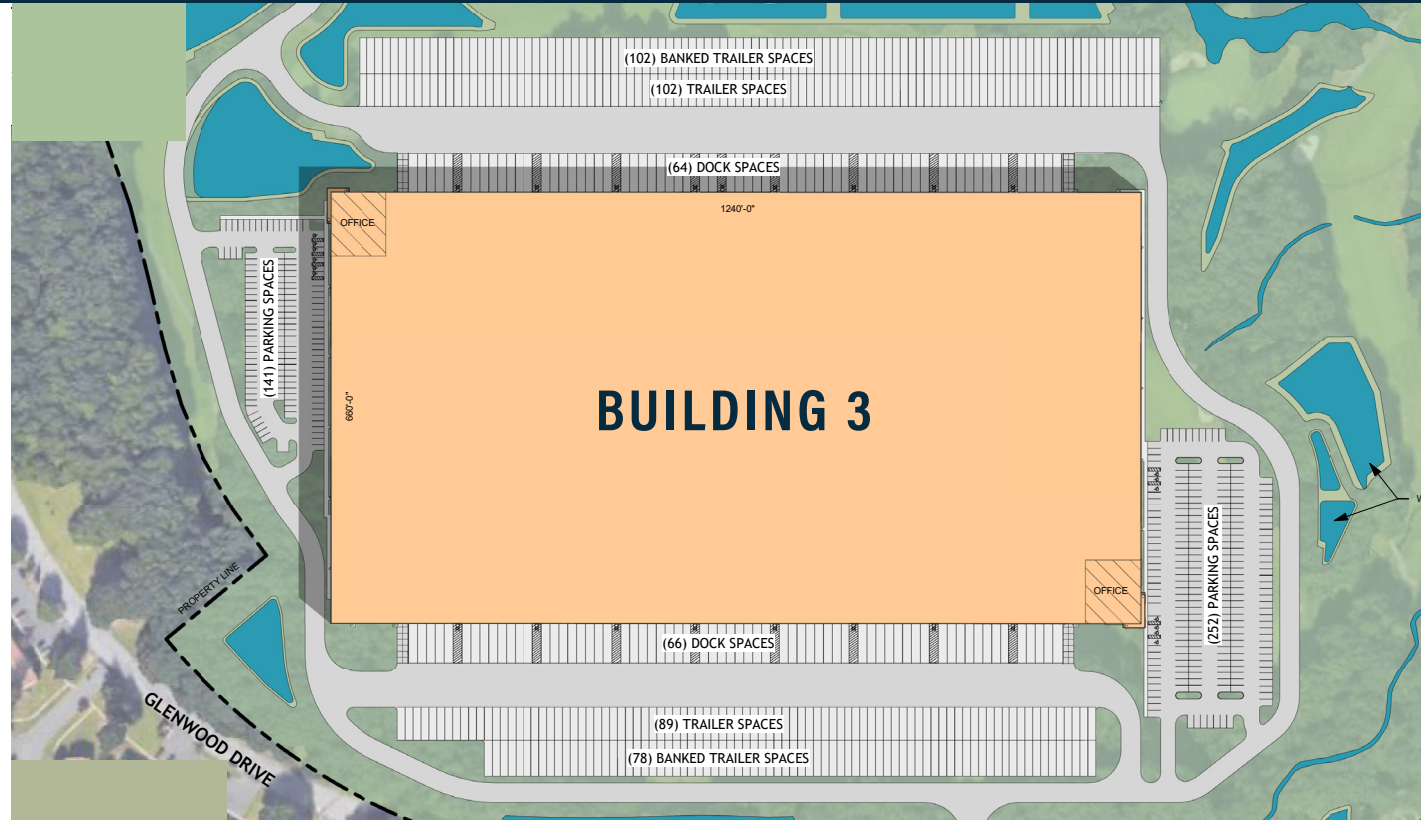
Over 1.9 Million SF
Delivering Q1 2023

SITE PLAN

PHASE 1 BUILDING 3

818,395 SF

PROPERTY	JAKE BROWN RD, OLD BRIDGE
BUILDING AREA	818,395 SF
OFFICE AREA	20,000 SF
CAR PARKING	393
TRAILER PARKING	191
CEILING HEIGHT	40'
COLUMN SPACING	54' x 54'
SPEED BAY	54' x 60'
SPRINKLER	ESFR
ELECTRIC	4,000a
DOCK DOORS	130; 9' x 10'
DRIVE-IN DOORS	4; 12' x 14'
LEVELERS	35,000 LBS



818,395
SQ FT



40' CLEAR
HEIGHT



393 CAR
PARKING



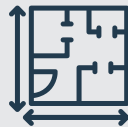
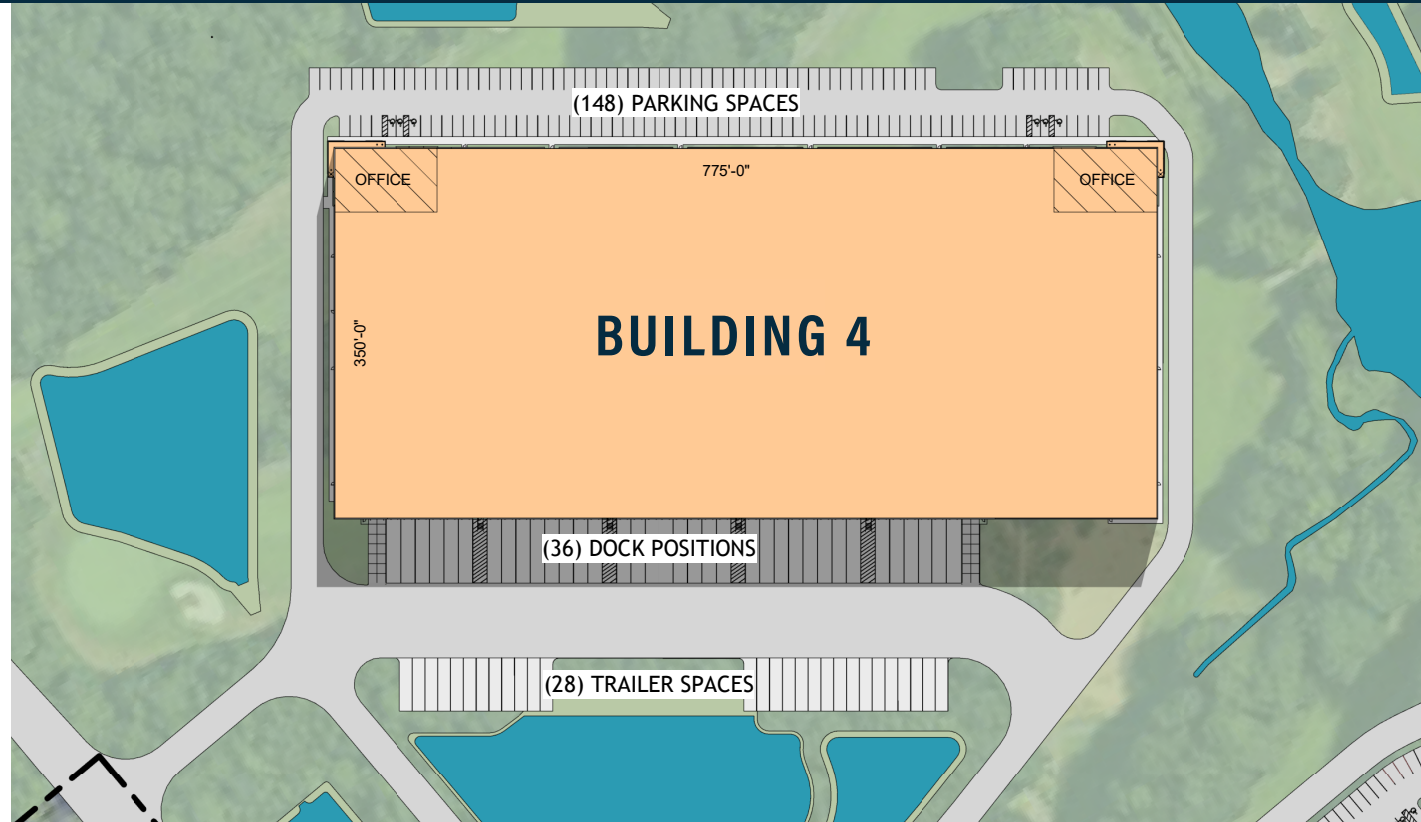
191 TRAILER
STORAGE

SITE PLAN

PHASE 1 BUILDING 4

271,348 SF

PROPERTY	JAKE BROWN RD, OLD BRIDGE
BUILDING AREA	271,348 SF
OFFICE AREA	10,000 SF
CAR PARKING	148
TRAILER PARKING	28
CEILING HEIGHT	40'
COLUMN SPACING	54' x 54'
SPEED BAY	54' x 60'
SPRINKLER	ESFR
ELECTRIC	3,000a
DOCK DOORS	36; 9' x 10'
DRIVE-IN DOORS	2; 12' x 14'
LEVELERS	35,000 LBS



271,348
SQ FT



40' CLEAR
HEIGHT



148 CAR
PARKING



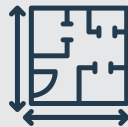
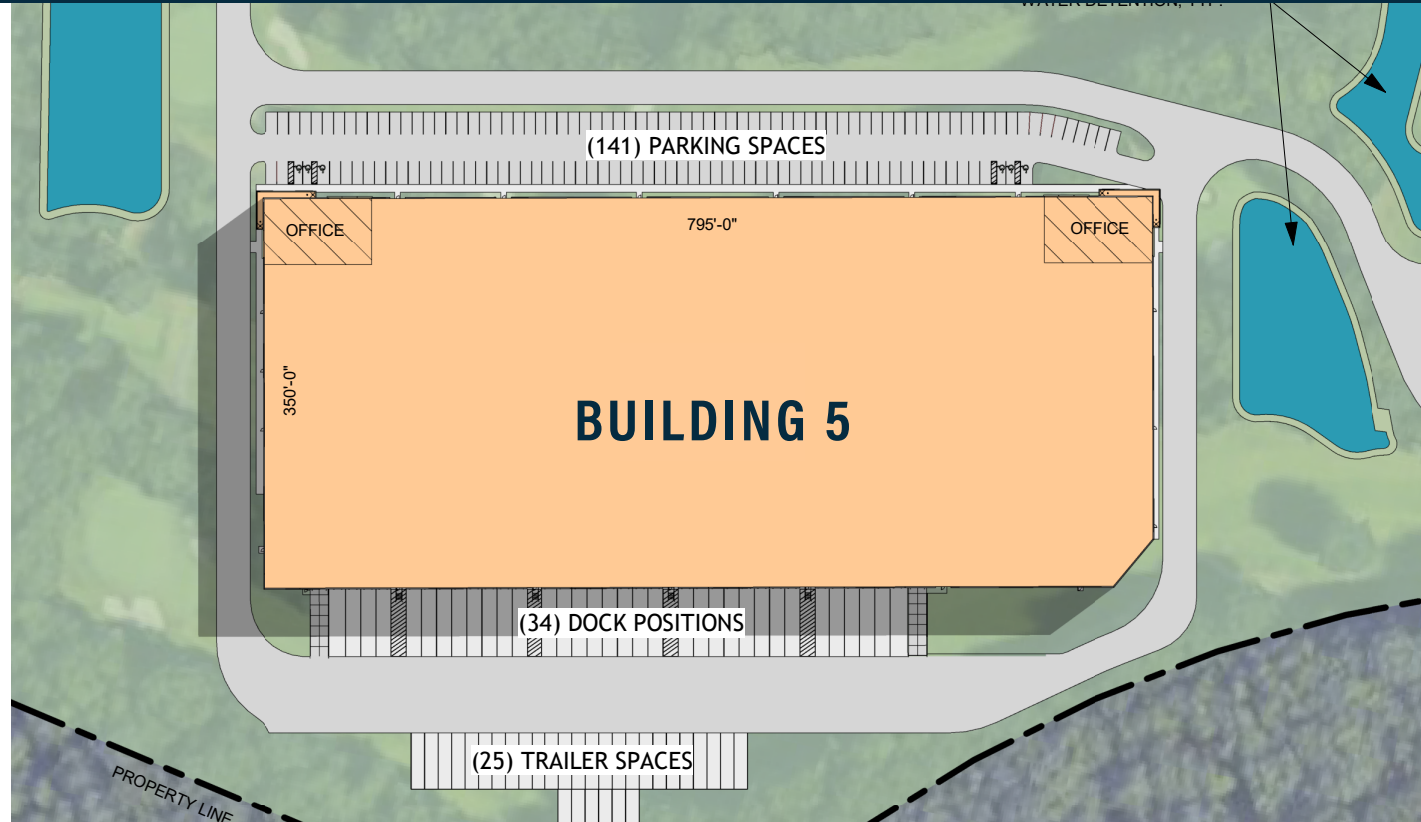
28 TRAILER
STORAGE

SITE PLAN

PHASE 1 BUILDING 5

277,538 SF

PROPERTY	JAKE BROWN RD, OLD BRIDGE
BUILDING AREA	277,538 SF
OFFICE AREA	10,000 SF
CAR PARKING	141
TRAILER PARKING	25
CEILING HEIGHT	40'
COLUMN SPACING	54' x 54'
SPEED BAY	54' x 60'
SPRINKLER	ESFR
ELECTRIC	3,000a
DOCK DOORS	34; 9' x 10'
DRIVE-IN DOORS	2; 12' x 14'
LEVELERS	35,000 LBS



277,538
SQ FT



40' CLEAR
HEIGHT



141 CAR
PARKING



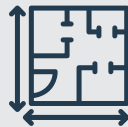
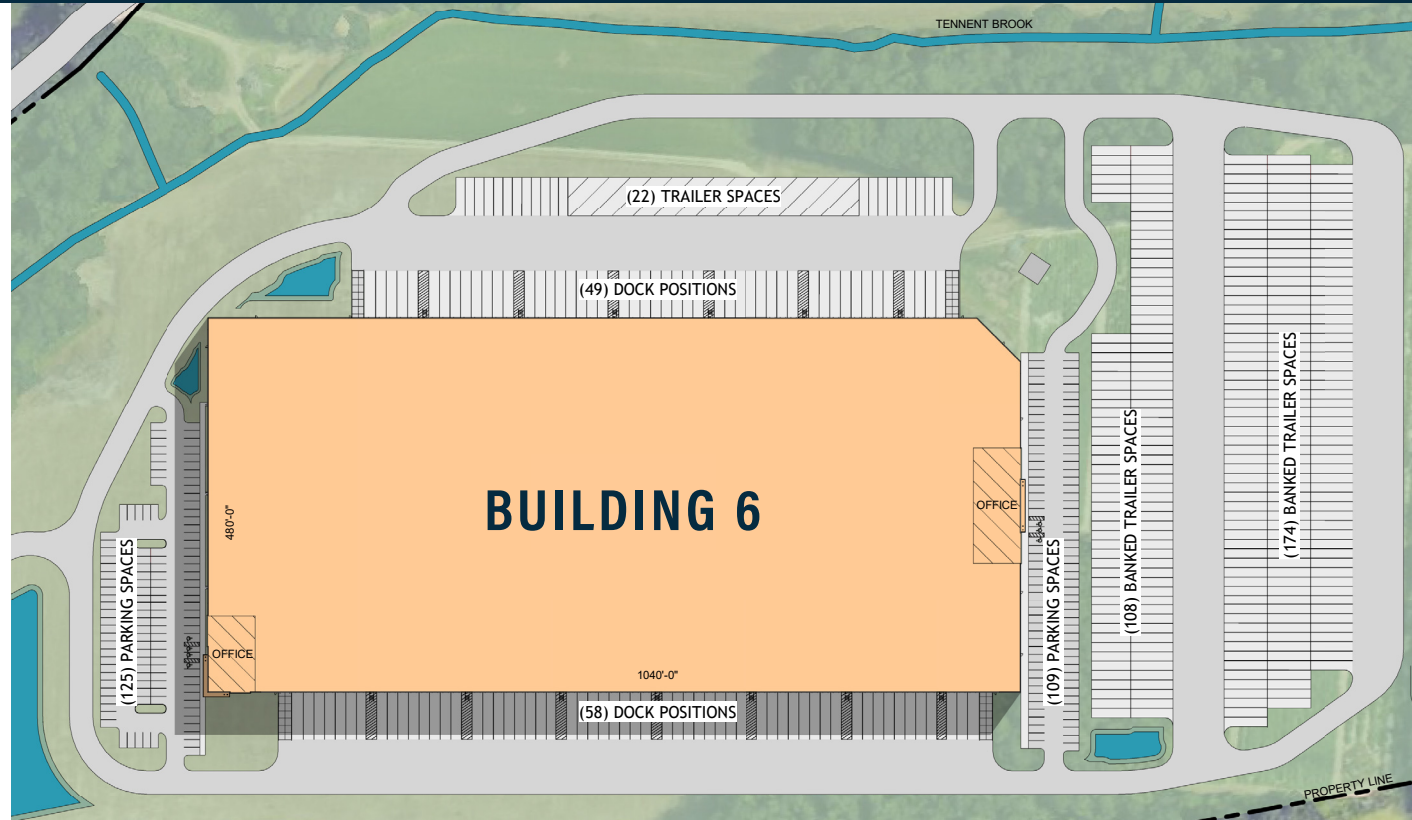
25 TRAILER
STORAGE

SITE PLAN

PHASE 1 BUILDING 6

497,694 SF

PROPERTY	JAKE BROWN RD, OLD BRIDGE
BUILDING AREA	497,694 SF
OFFICE AREA	10,000 SF
CAR PARKING	252
TRAILER PARKING	22 Expandable to 304
CEILING HEIGHT	40'
COLUMN SPACING	54' x 54'
SPEED BAY	54' x 60'
SPRINKLER	ESFR
ELECTRIC	3,000a
DOCK DOORS	107; 9' x 10'
DRIVE-IN DOORS	4; 12' x 14'
LEVELERS	35,000 LBS



497,694
SQ FT



40' CLEAR
HEIGHT



252 CAR
PARKING



22 TRAILER STORAGE
EXPANDABLE TO **304**



PHASE 2

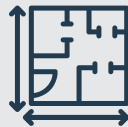
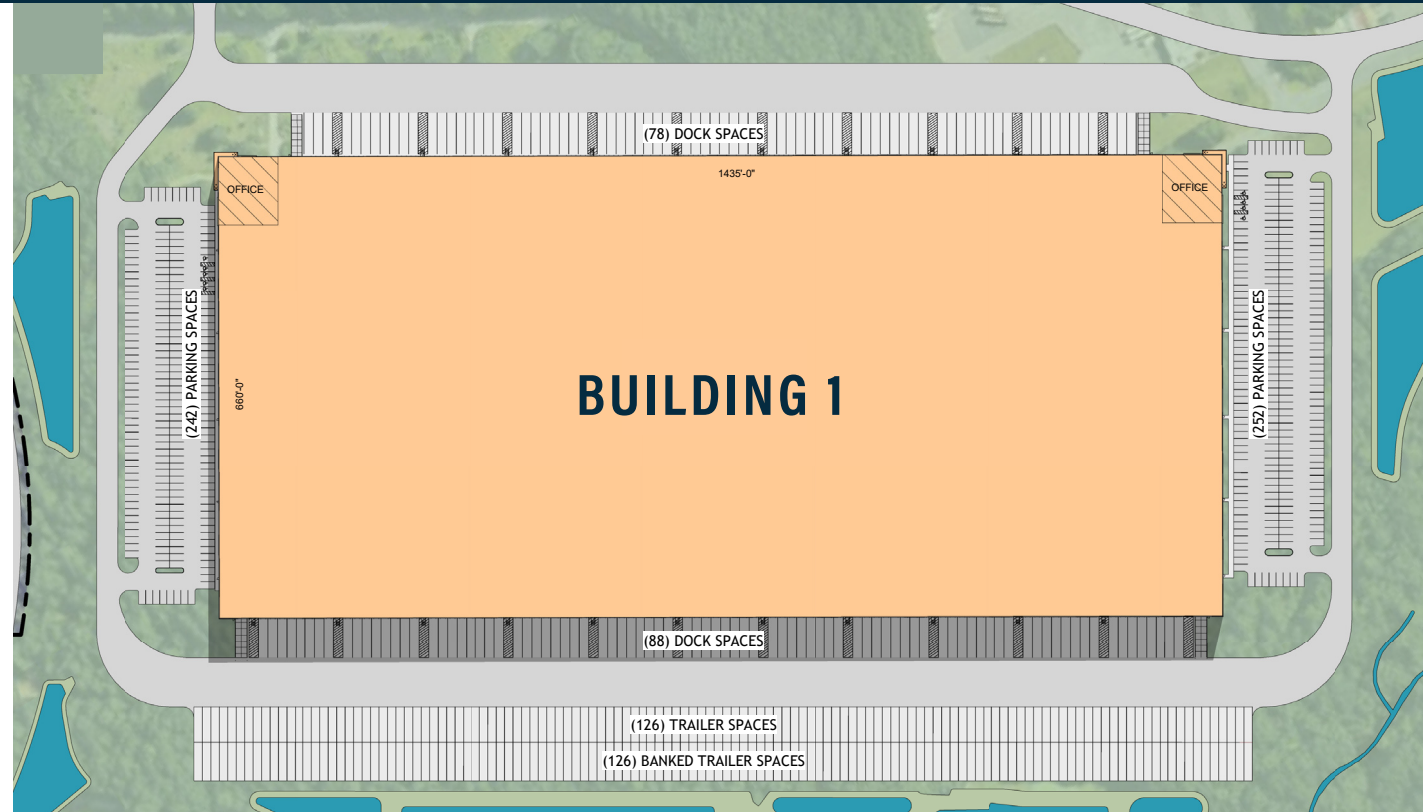
Over 1.1 Million SF
Delivering Q2/Q3 2023

SITE PLAN

PHASE 2 BUILDING 1

947,060 SF

PROPERTY	JAKE BROWN RD, OLD BRIDGE
BUILDING AREA	947,060 SF
OFFICE AREA	20,000 SF
CAR PARKING	494
TRAILER PARKING	126 Expandable to 252
CEILING HEIGHT	40'
COLUMN SPACING	54' x 54'
SPEED BAY	54' x 60'
SPRINKLER	ESFR
ELECTRIC	4,000a
DOCK DOORS	166; 9' x 10'
DRIVE-IN DOORS	4; 12' x 14'
LEVELERS	35,000 LBS



947,060
SQ FT



40' CLEAR
HEIGHT



494 CAR
PARKING



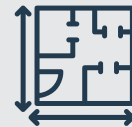
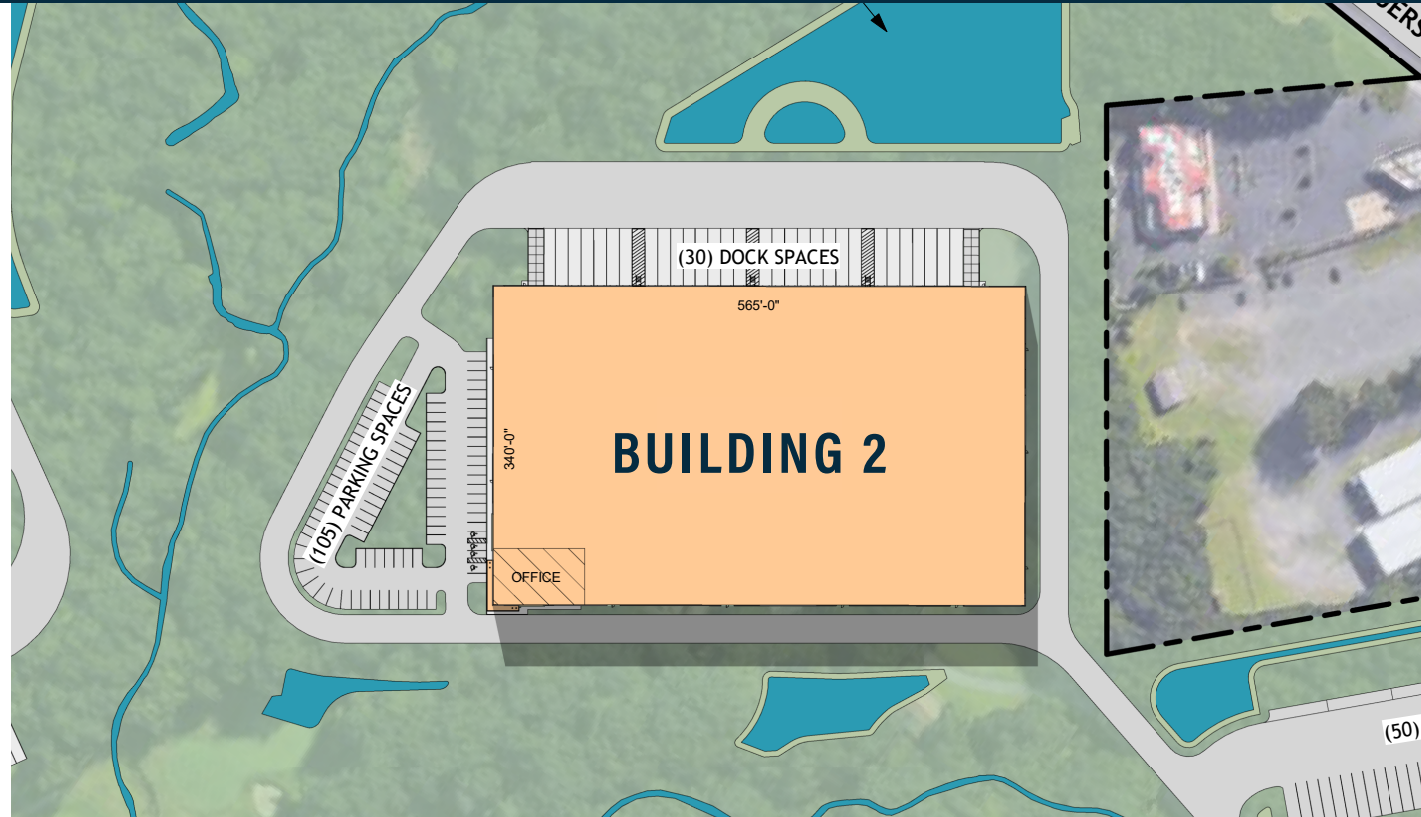
126 TRAILER STORAGE
EXPANDABLE TO **252**

SITE PLAN

PHASE 2 BUILDING 2

192,111 SF

PROPERTY	JAKE BROWN RD, OLD BRIDGE
BUILDING AREA	192,111 SF
OFFICE AREA	5,000 SF
CAR PARKING	105
CEILING HEIGHT	40'
COLUMN SPACING	54' x 54'
SPEED BAY	54' x 60'
SPRINKLER	ESFR
ELECTRIC	3,000a
DOCK DOORS	30; 9' x 10'
DRIVE-IN DOORS	2; 12' x 14'
LEVELERS	35,000 LBS



192,111
SQ FT



40' CLEAR
HEIGHT



105 CAR
PARKING

REGIONAL MAP

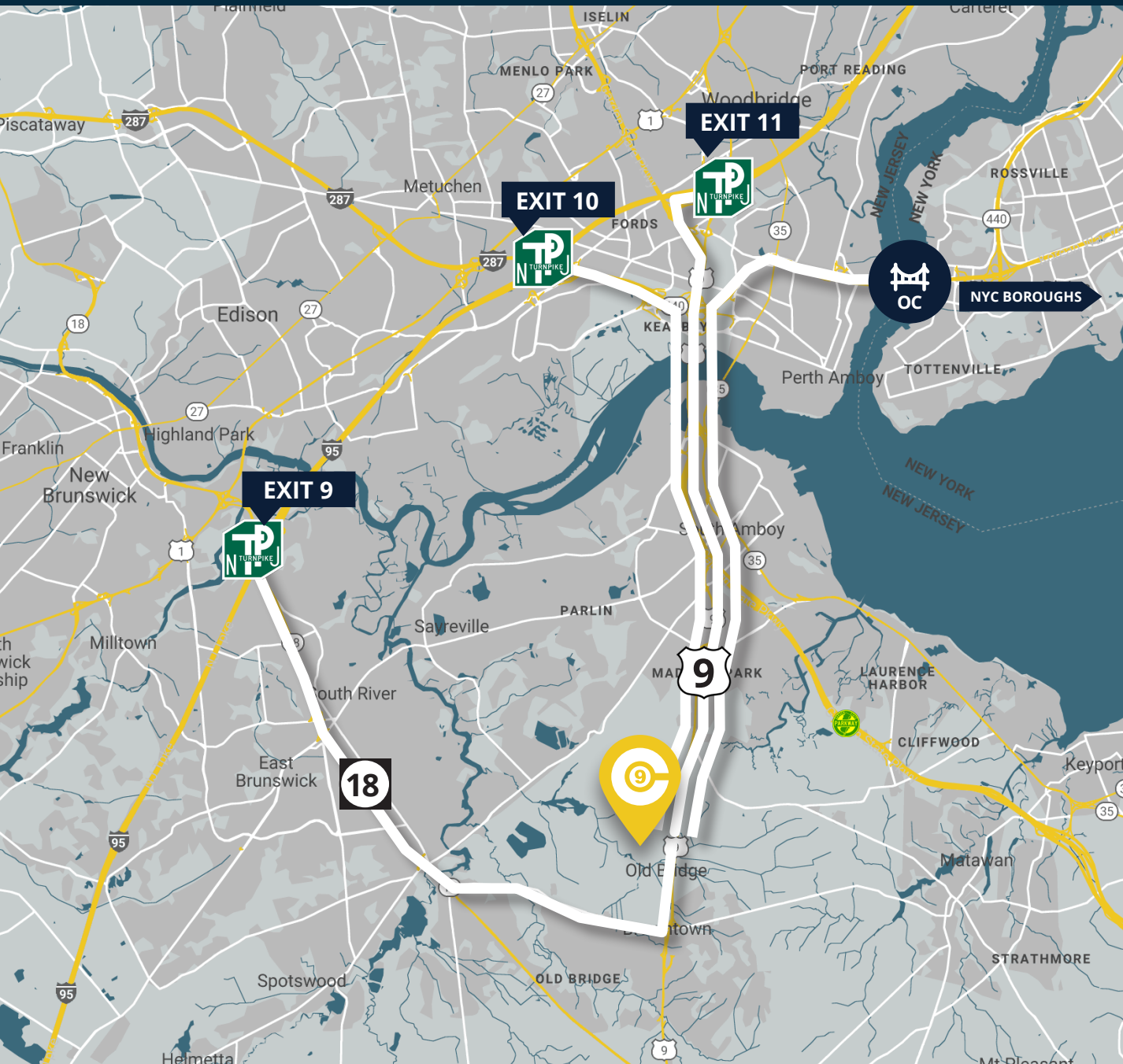
Route 9	2 min	0.1 miles
Route 18	7 min	3.7 miles
Garden State Parkway	7 min	4.3 miles
NJ Turnpike Exit 11	13 min	9.8 miles
Interstate 287	12 min	10.0 miles
NJ Turnpike Exit 10	14 min	10.2 miles
Outerbridge Crossing	14 min	11.1 miles
Goethals Bridge	23 min	20.2 miles
Port Newark & Port Elizabeth	24 min	22.7 miles
Newark Liberty Int'l Airport	26 min	23.4 miles
New York City Tunnel Crossings	35 min	33.4 miles
GW Bridge	43 min	41.9 miles



TO NEW YORK CITY: 45 MIN

TO PHILADELPHIA: 75 MIN

ACCESSIBILITY



PROXIMITY

Central 9 Logistics Park offers **exceptional access** to all major roadways within the region

VISIBILITY

Industrial park setting along Route 9 and the Garden State Parkway

ACCESSIBILITY

Less than 25 miles from the Newark Liberty International Airport and Port Newark & Port Elizabeth

LABOR

Untapped warehouse labor

FLEXIBILITY

Modern, state-of-the-art industrial park. Ideal for eCommerce, warehouse and distribution



CENTRAL 9 LOGISTICS PARK



2020 Acquisitions is a real estate development and operating company owned by Efreem Gerszberg who is the sole principal and President. For over 20 years Mr. Gerszberg has developed many commercial and residential projects with a focus on Class A warehouse. 2020 Acquisitions is currently developing over 10,000,000 square feet of industrial warehouses from Massachusetts to Maryland. Mr. Gerszberg has a JD from Rutgers University with a focus on tax law. He lives in NJ with his wife and 5 children.

The following projects exemplify 2020's development capability in the warehouse sector with an emphasis on environmentally and physically challenging developments:

- 2020 Acquisitions recently achieved redevelopment plan approval and preliminary approval on a 600 acre project in Central NJ which will consist of approximately 4,200,000 square feet of Class A warehouse.
- Developed and ultimately leased, to LG Electronics, a 923,600 sf warehouse in Franklin Twp. New Jersey. 2020 obtained all of the approvals and permits on the environmentally contaminated site. The project was a finalist for NAOIP's Deal Of The Year.
- Recently developed and leased a 700,000 square foot warehouse in Edison NJ. Site was environmentally constrained and purchased from a state university.
- Recently entitled and currently under construction on a 610,000 sf warehouse in Mansfield, NJ. Project achieved redevelopment zoning and Tax PILOT.

FOR MORE INFORMATION, PLEASE CONTACT

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SCAN TO
VIEW VIDEO

