



4.7 MILLION  
RSF



LARGEST PLANNED  
DEVELOPMENT IN THE  
NJ/NY PORT REGION

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



LOGISTICS.  
LEVERAGED.

**LINDEN LOGISTICS CENTER** is a 4.1 million square foot multi-building Class A warehouse development in one of the nation's most vibrant industrial markets. With access to a vast workforce, modern distribution tenants will have a surplus of quality labor at their doorstep. This ideal location is in proximity to one of the world's most concentrated and affluent consumer bases and the city of Linden has agreed to stabilize real estate taxes through a PILOT program.

### **PAYMENT IN LIEU OF TAXES (PILOT) PROGRAM**

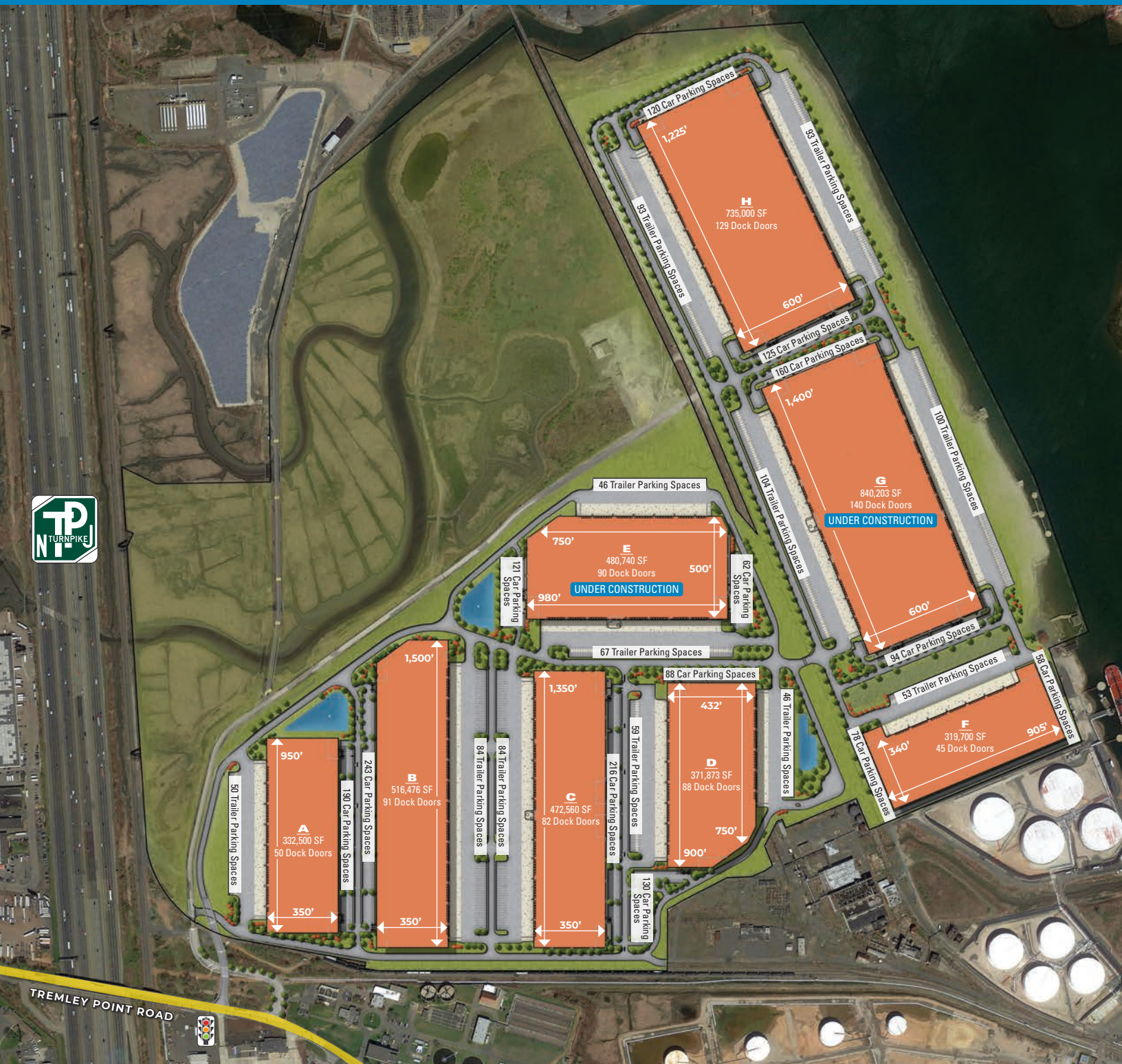
- 30 year below market tax
- Statutory minimum for PILOT





# LARGEST PLANNED DEVELOPMENT IN THE NJ/NY PORT REGION

- Linden Logistics Center is a 4.1 million square-foot master planned industrial development
- Designed with logistics customers in mind, this 8 building park provides the flexibility modern users demand





# CENTER OF A PREMIER MARKET

- Strategically located in one of the most vibrant industrial hubs in the U.S.
- Surrounded by state-of-the-art infrastructure that includes interstate highways, deepwater cargo ports, airports, and rail



## INTERNATIONAL AIRPORT

Newark Liberty International Airport (EWR) is less than 15 minutes away via I-95

## RAIL ACCESS

Linden Logistics Center offers the possibility of a rail served facility for inbound and outbound freight

## INTERNATIONAL SEAPORT

- Toll-free access from Linden Logistics Center
- Port Newark-Elizabeth Marine Terminal is just 8 miles away
- Largest and busiest container terminal on U.S. East Coast
- Third-largest port in the U.S.



REGIONAL  
CONNECTIVITY  
VIA I-95 AND I-78



8 MILES FROM PORT  
NEWARK-ELIZABETH  
MARINE TERMINAL



9 MILES FROM NEWARK  
LIBERTY INTERNATIONAL  
AIRPORT

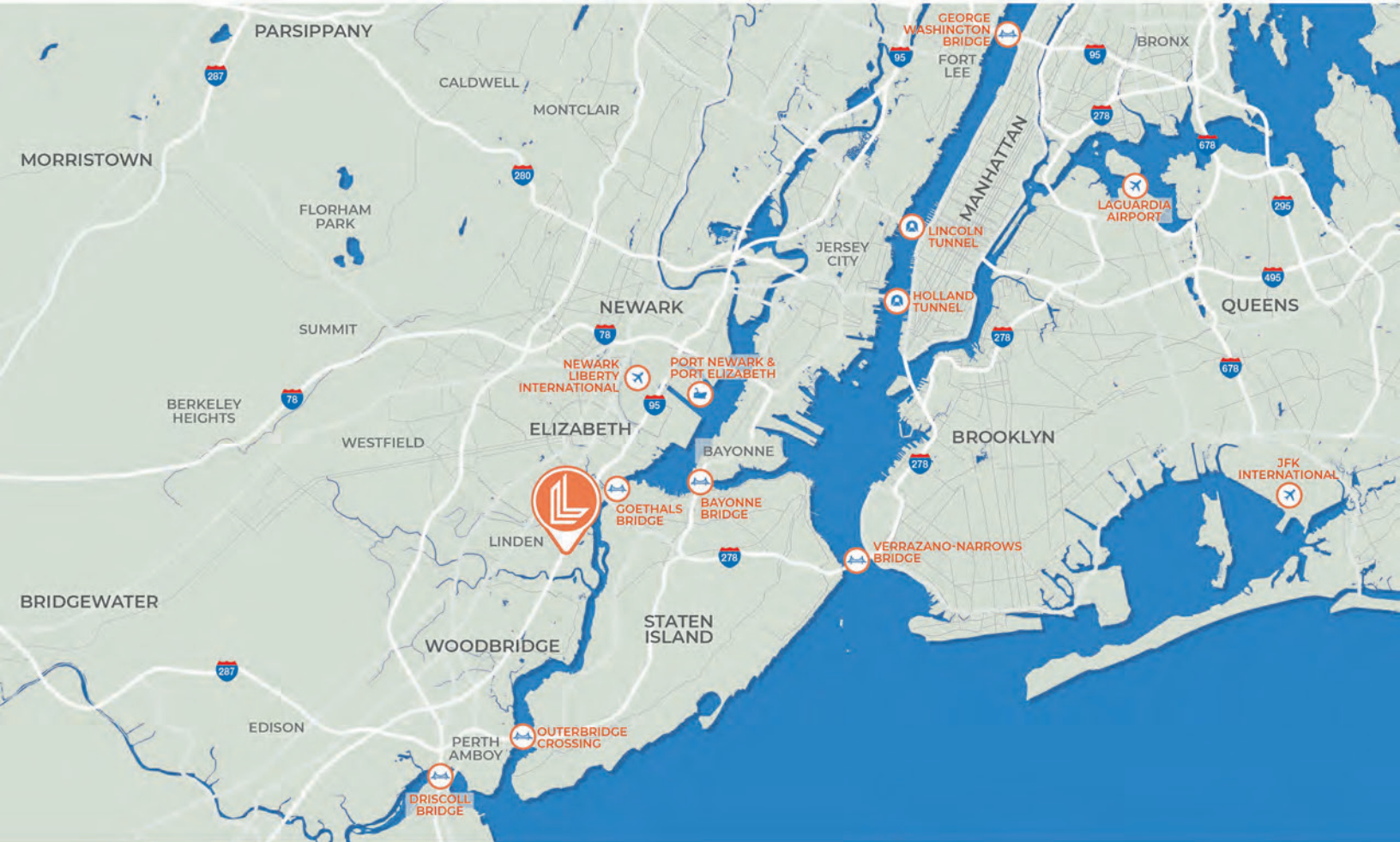


ACCESS  
TO RAIL



# EXPLORE THE EASE OF ACCESS

- Conveniently located between New York City and Philadelphia
- Offers access to more than 100 million consumers within a single day's reach



## INTERSTATE HIGHWAYS

- Alongside the New Jersey Turnpike/I-95
- Provides quick access to I-278 which traverses through all five boroughs of New York City and I-78
- Multiple U.S. states and other major cities can be reached within a few hours





# GATEWAY TO THE NORTHEAST



## THE PORT

The Port of New York and New Jersey is the gateway to one of the most concentrated and affluent consumer markets in the world

Linden Logistics Center is located 10 miles from Port Newark-Elizabeth



## LABOR

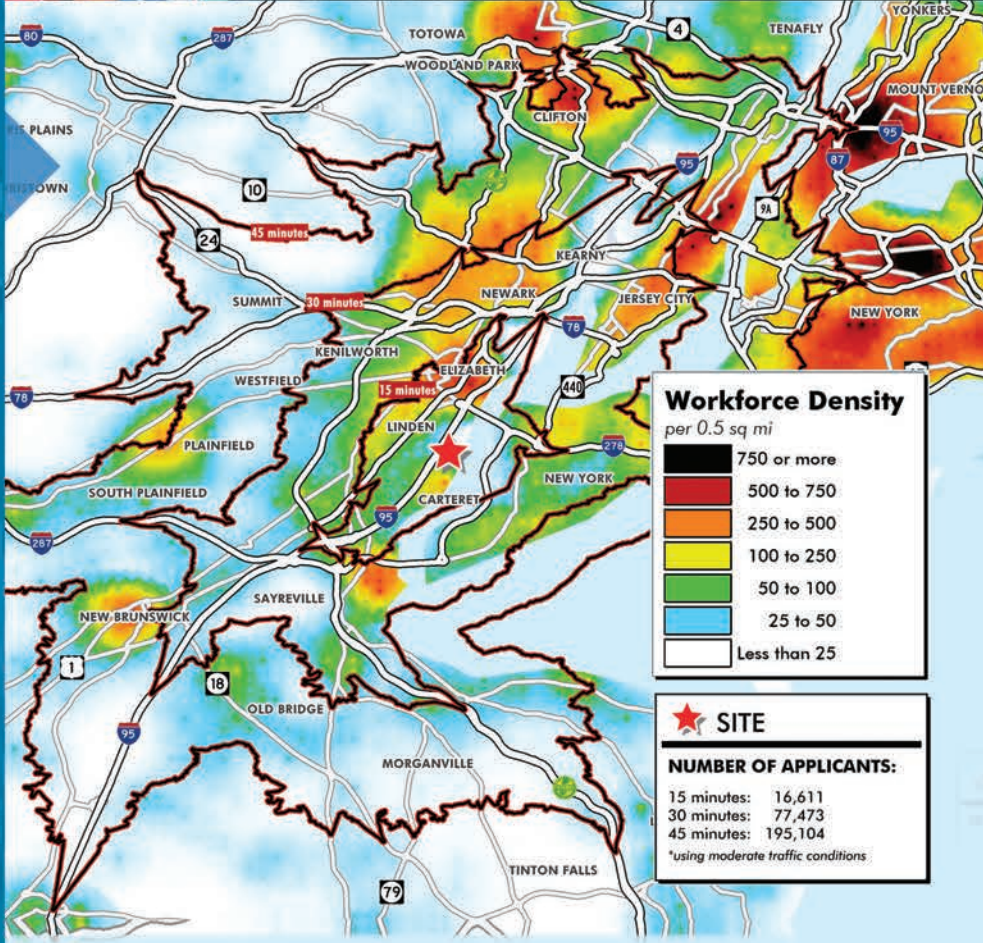
Linden Logistics Center provides an abundant and qualified labor force



Linden is outpacing most nearby submarkets with a projected population growth of 0.71%



Blue Collar Employment is at a healthy 20.4% in Linden







EXCLUSIVE AGENT  
**CBRE**

**Mindy Lissner**  
Executive Vice President  
+1 732 509 5231  
mindy.lissner@cbre.com

**William Waxman**  
Executive Vice President  
+1 201 712 5812  
william.waxman@cbre.com

**Kevin Dudley**  
Senior Vice President  
+1 201 712 5837  
kevin.dudley@cbre.com

**David Gheriani**  
First Vice President  
+1 732 509 8942  
david.gheriani@cbre.com

**Robert Pine**  
Vice President  
+1 732 509 2830  
robert.pine@cbre.com

**Nicholas Klacik**  
Associate  
+1 201 712 5615  
nicholas.klacik@cbre.com

A DEVELOPMENT PARTNERSHIP BY



**ADVANCE**  
REALTY INVESTORS



**GREEK**  
DEVELOPMENT

No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed.