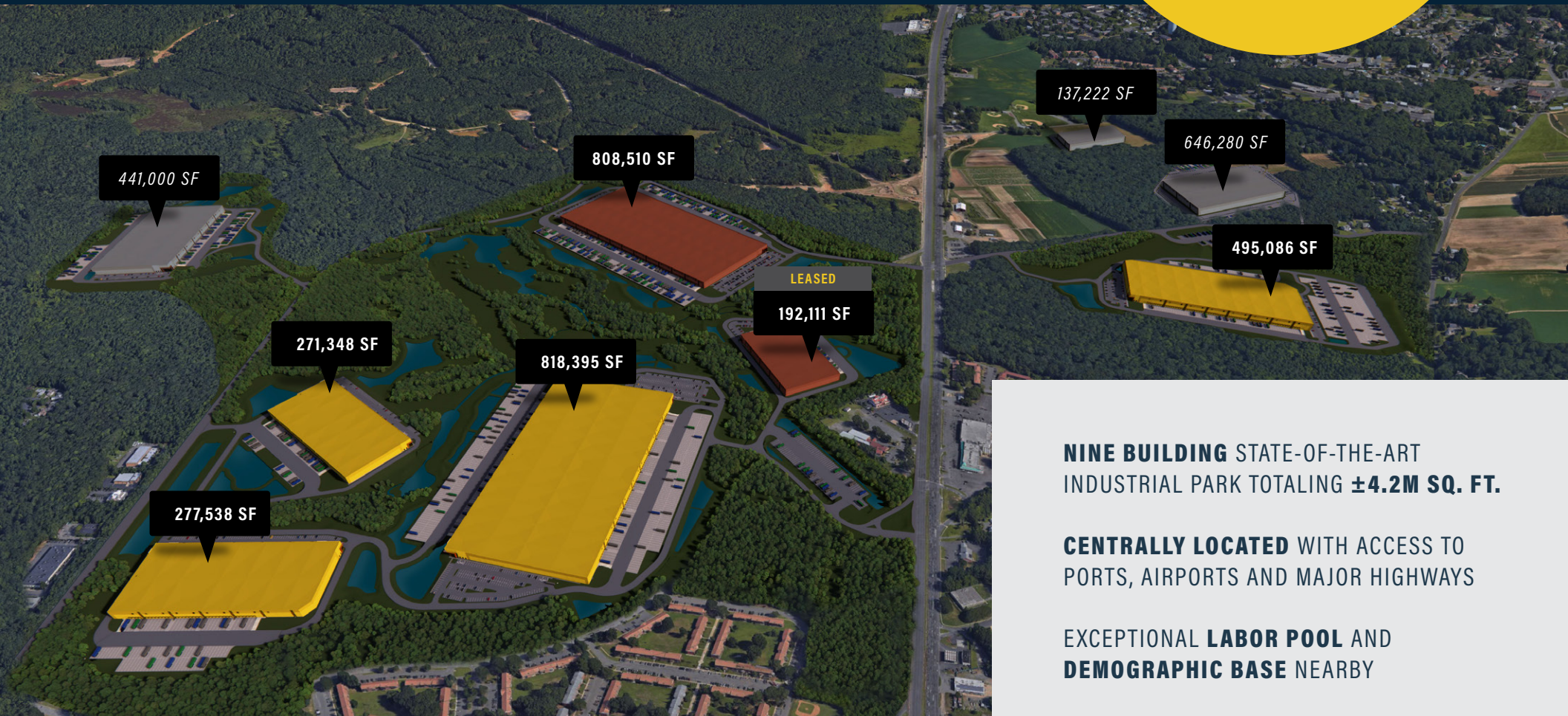


CENTRAL 9 LOGISTICS PARK

JAKE BROWN ROAD | OLD BRIDGE, NEW JERSEY



NINE BUILDING STATE-OF-THE-ART
INDUSTRIAL PARK TOTALING **±4.2M SQ. FT.**

CENTRALLY LOCATED WITH ACCESS TO
PORTS, AIRPORTS AND MAJOR HIGHWAYS

EXCEPTIONAL **LABOR POOL** AND
DEMOGRAPHIC BASE NEARBY



30 YEAR PILOT PROGRAM

CREATING TAX STABILITY

OVERALL PLAN



PHASE 1

BUILDING 3
818,395 SF

BUILDING 5
277,538 SF

BUILDING 4
271,348 SF

BUILDING 6
495,086 SF

PHASE 2

BUILDING 1
808,510 SF

BUILDING 2 (LEASED)
192,111 SF

PHASE 3

BUILDING 7
441,000 SF

BUILDING 9
137,222 SF

BUILDING 8
646,280 SF

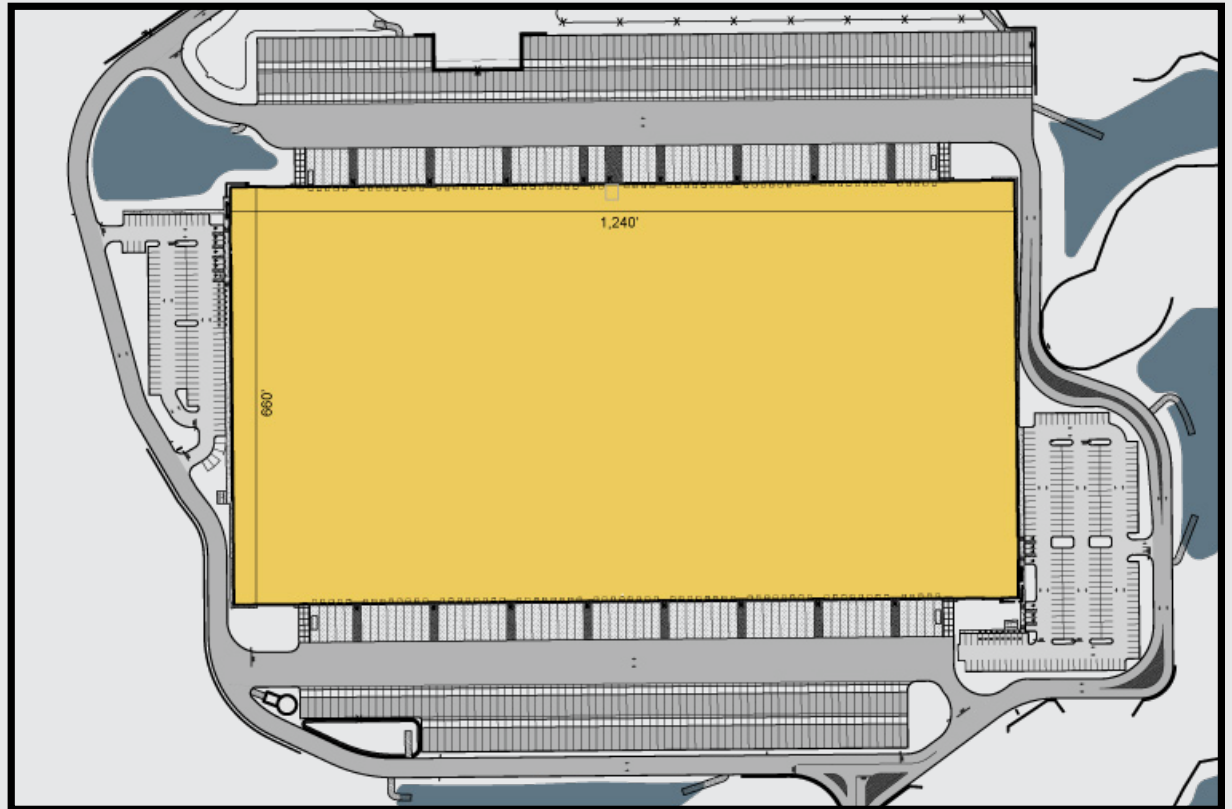


PHASE 1

Over 1.9 Million SF

818,395 SF

BUILDING AREA	818,395 SF
OFFICE AREA	10,710 SF
CAR PARKING	354; 5 Banked; 17 Evcs
TRAILER PARKING	182; 154 Banked
CEILING HEIGHT	40'
COLUMN SPACING	54' x 54'
SPEED BAY	54' x 60'
SPRINKLER	ESFR
ELECTRIC	4,000a
DOCK DOORS	125; 9' x 10'
DRIVE-IN DOORS	4; 12' x 14'
LEVELERS	35,000 LBS



*Site plan subject to change



818,395
SQ FT



40' CLEAR
HEIGHT



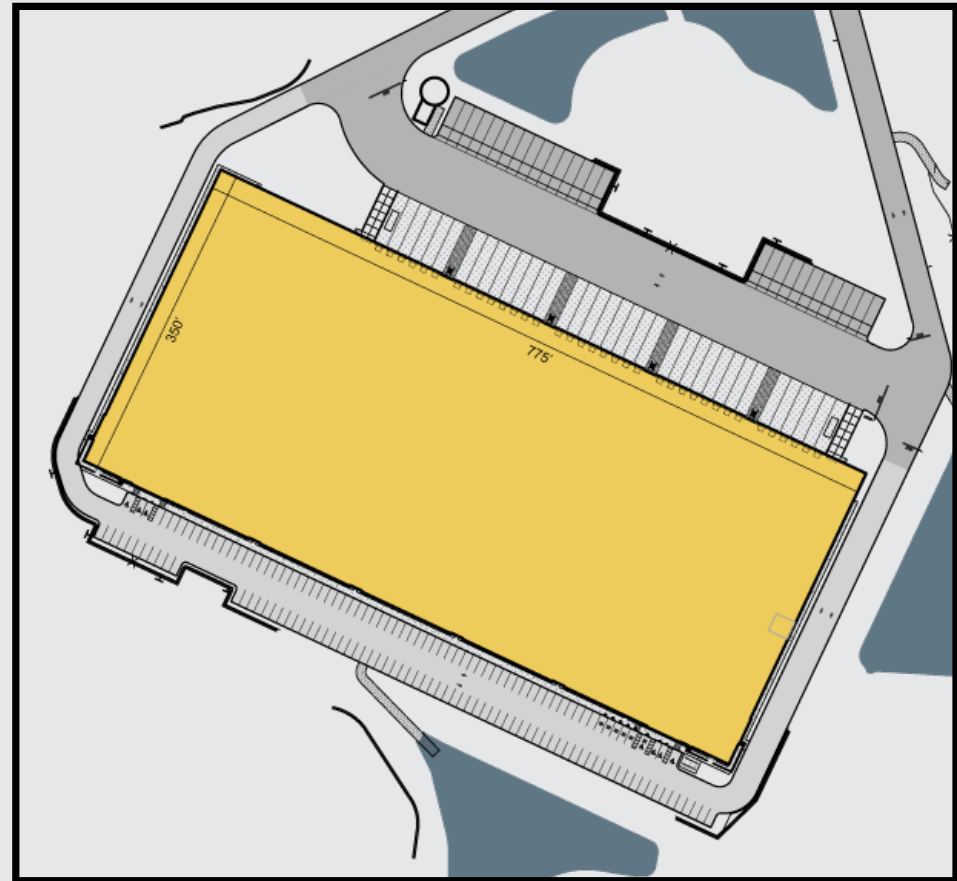
354 CAR
PARKING



182 TRAILER
STORAGE

271,348 SF

BUILDING AREA	271,348 SF
OFFICE AREA	10,711 SF
CAR PARKING	140; 6 Evcs
TRAILER PARKING	20
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



*Site plan subject to change

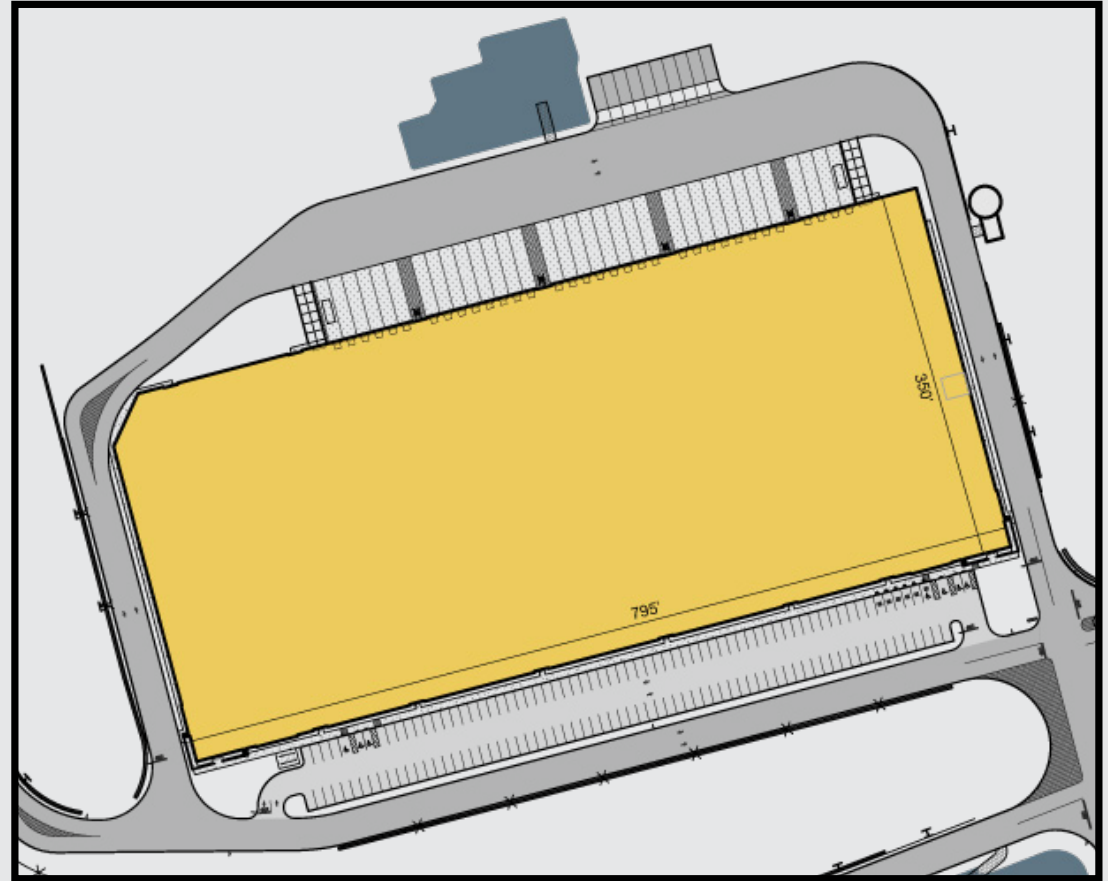
**271,348**
SQ FT**40' CLEAR**
HEIGHT**140 CAR**
PARKING**20 TRAILER**
STORAGE

SITE PLAN

PHASE 1 BUILDING 5

277,538 SF

BUILDING AREA	277,538 SF
OFFICE AREA	10,710 SF
CAR PARKING	134; 6 Evcs
TRAILER PARKING	24; 6 Banked
CEILING HEIGHT	40'
COLUMN SPACING	54' x 54'
SPEED BAY	54' x 60'
SPRINKLER	ESFR
ELECTRIC	3,000a
DOCK DOORS	32; 9' x 10'
DRIVE-IN DOORS	2; 12' x 14'
LEVELERS	35,000 LBS



*Site plan subject to change



277,538
SQ FT



40' CLEAR
HEIGHT



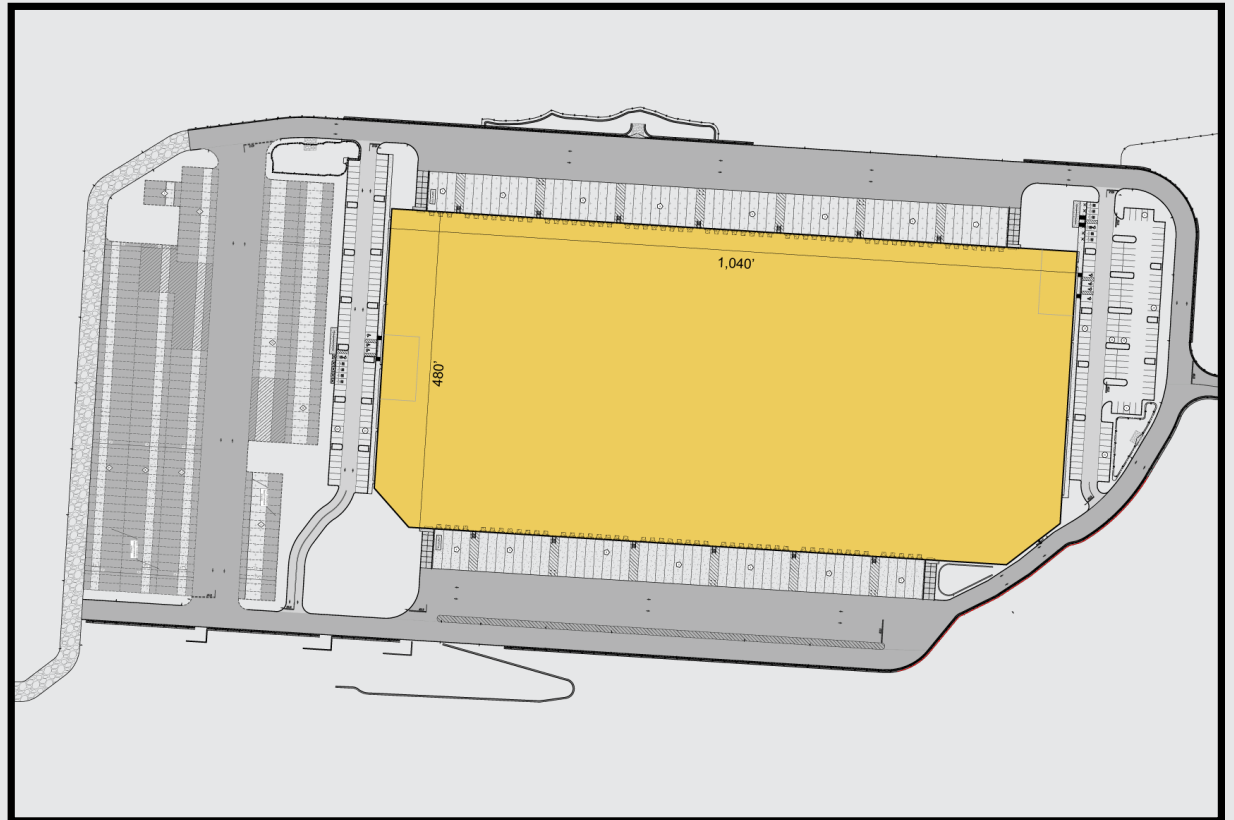
134 CAR
PARKING



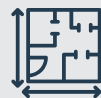
24 TRAILER
STORAGE

495,086 SF

BUILDING AREA	495,086 SF
OFFICE AREA	10,000 SF
CAR PARKING	226
TRAILER PARKING	224
CEILING HEIGHT	40'
COLUMN SPACING	54' x 54'
SPEED BAY	54' x 60'
SPRINKLER	ESFR
ELECTRIC	3,000a
DOCK DOORS	104; 9' x 10'
DRIVE-IN DOORS	4; 12' x 14'
LEVELERS	35,000 LBS



*Site plan subject to change

**495,086**
SQ FT**40' CLEAR**
HEIGHT**226 CAR**
PARKING**224 TRAILER**
STORAGE



PHASE 2

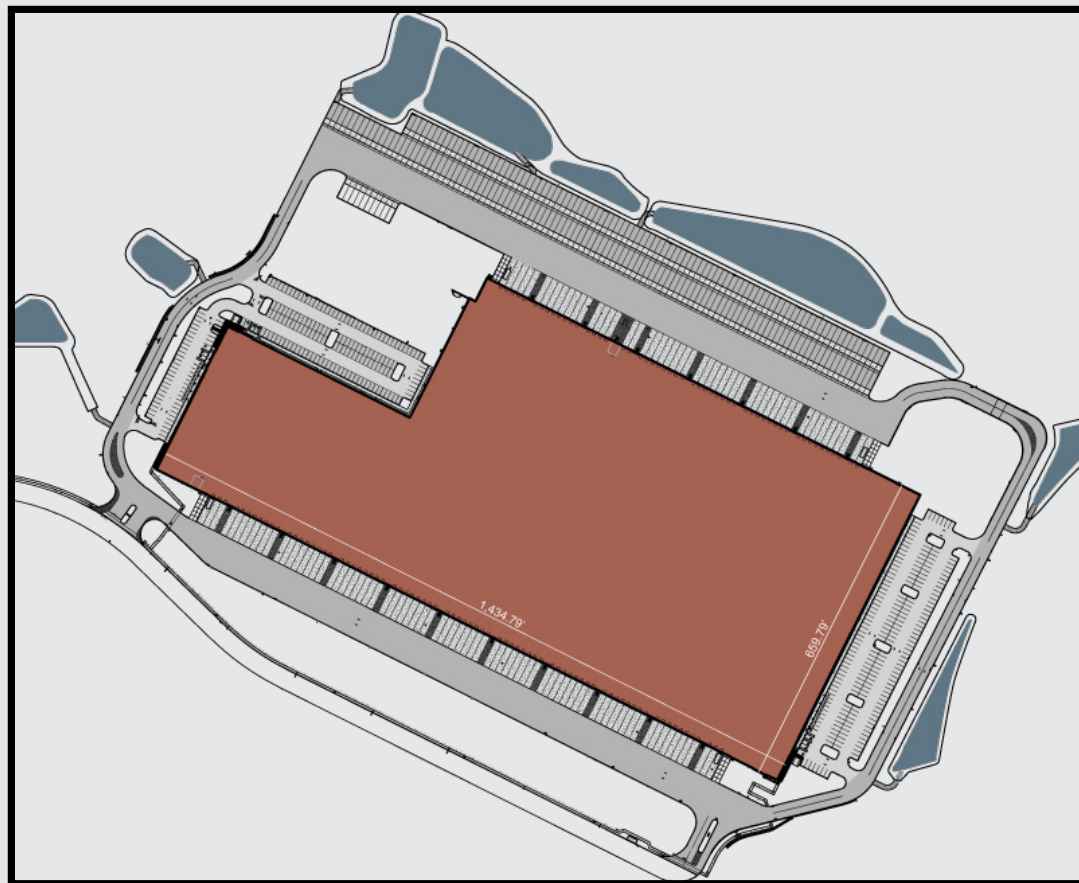
Over 1.1 Million SF

SITE PLAN

PHASE 2 BUILDING 1

808,510 SF

BUILDING AREA	808,510 SF
OFFICE AREA	10,000 SF
CAR PARKING	424; 20 Evcs
TRAILER PARKING	115; 92 Banked
CEILING HEIGHT	40'
COLUMN SPACING	54' x 54'
SPEED BAY	54' x 60'
SPRINKLER	ESFR
ELECTRIC	4,000a
DOCK DOORS	131; 9' x 10'
DRIVE-IN DOORS	4; 12' x 14'
LEVELERS	35,000 LBS



*Site plan subject to change



808,510
SQ FT



40' CLEAR
HEIGHT



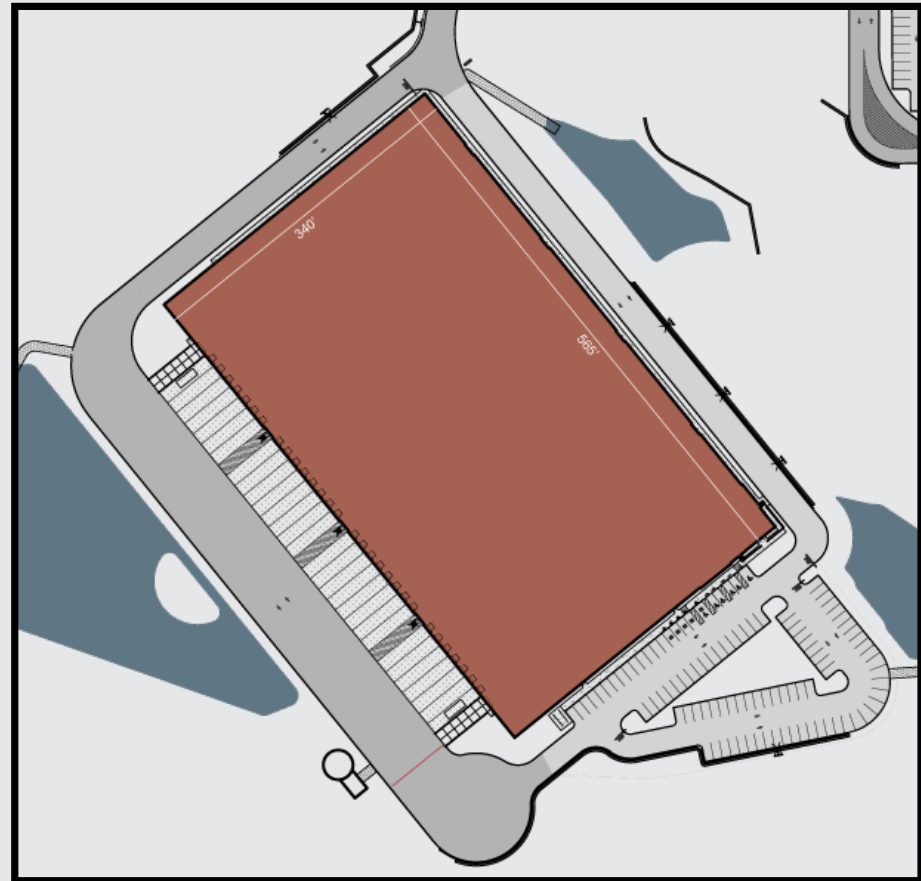
424 CAR
PARKING



115 TRAILER
STORAGE

LEASED

BUILDING AREA	192,111 SF
OFFICE AREA	5,000 SF
CAR PARKING	97; 5 Evcs
CEILING HEIGHT	40'
COLUMN SPACING	54' x 54'
SPEED BAY	54' x 60'
SPRINKLER	ESFR
ELECTRIC	3,000a
DOCK DOORS	28; 9' x 10'
DRIVE-IN DOORS	2; 12' x 14'
LEVELERS	35,000 LBS



*Site plan subject to change



192,111
SQ FT



40' CLEAR
HEIGHT



97 CAR
PARKING

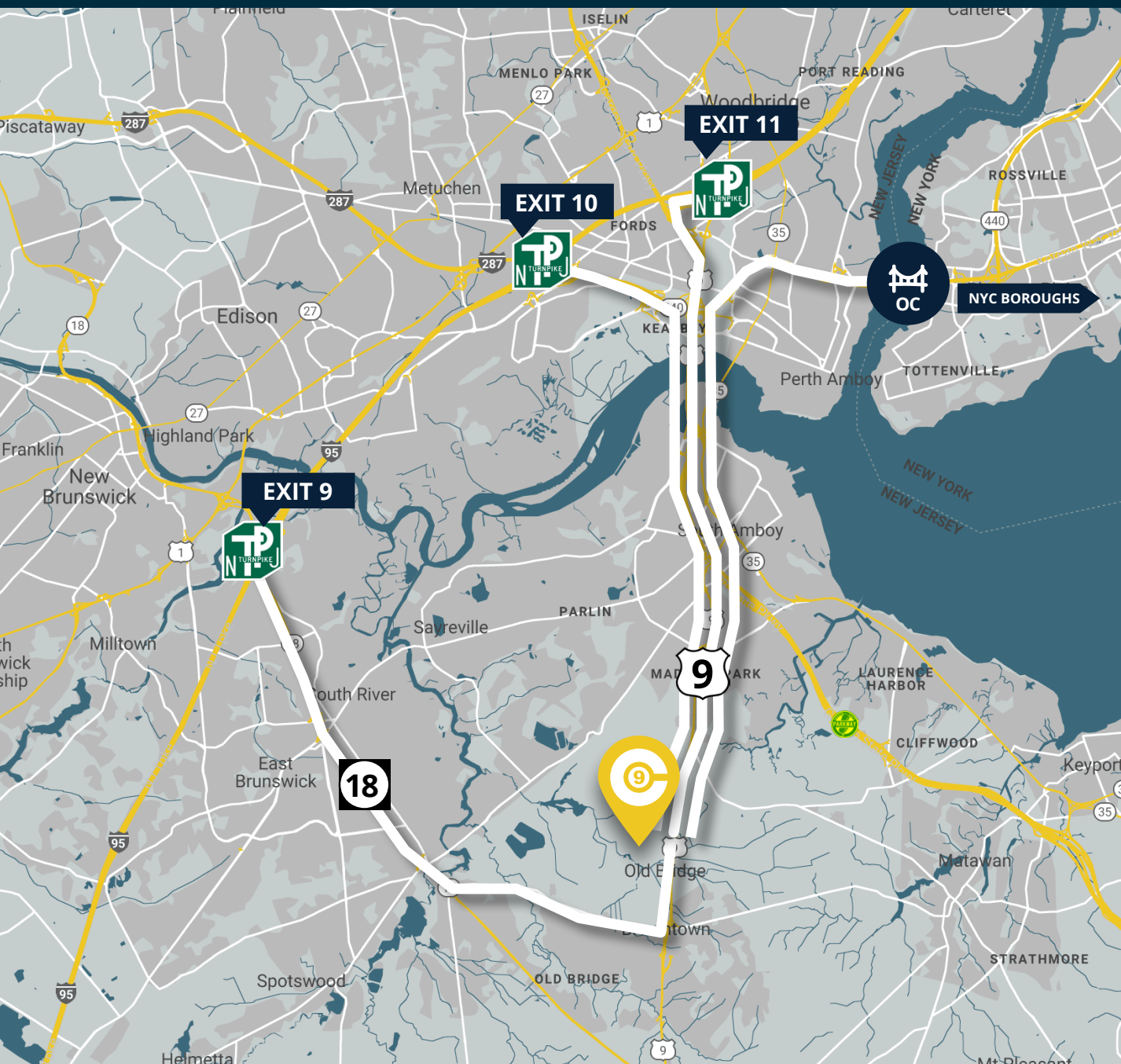
REGIONAL MAP

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





CENTRAL 9
LOGISTICS PARK



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

Industrial park setting along Route 9 and the Garden State Parkway

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

Untapped warehouse labor

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



2020 Acquisitions is a real estate development and operating company owned by Efrem 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.

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

Mindy Lissner, SIOR

Vice Chair

+1 732 261 6319

mindy.lissner@cushwake.com

William Waxman, SIOR

Vice Chair

+1 201 394 9989

bill.waxman@cushwake.com

David Gheriani

Executive Director

+1 732 243 3108

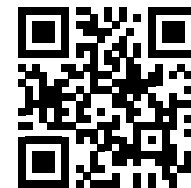
david.gheriani@cushwake.com

Christine Eberle

Managing Director

+1 201 650 8886

christine.eberle@cushwake.com



WWW.CENTRAL9NJ.COM