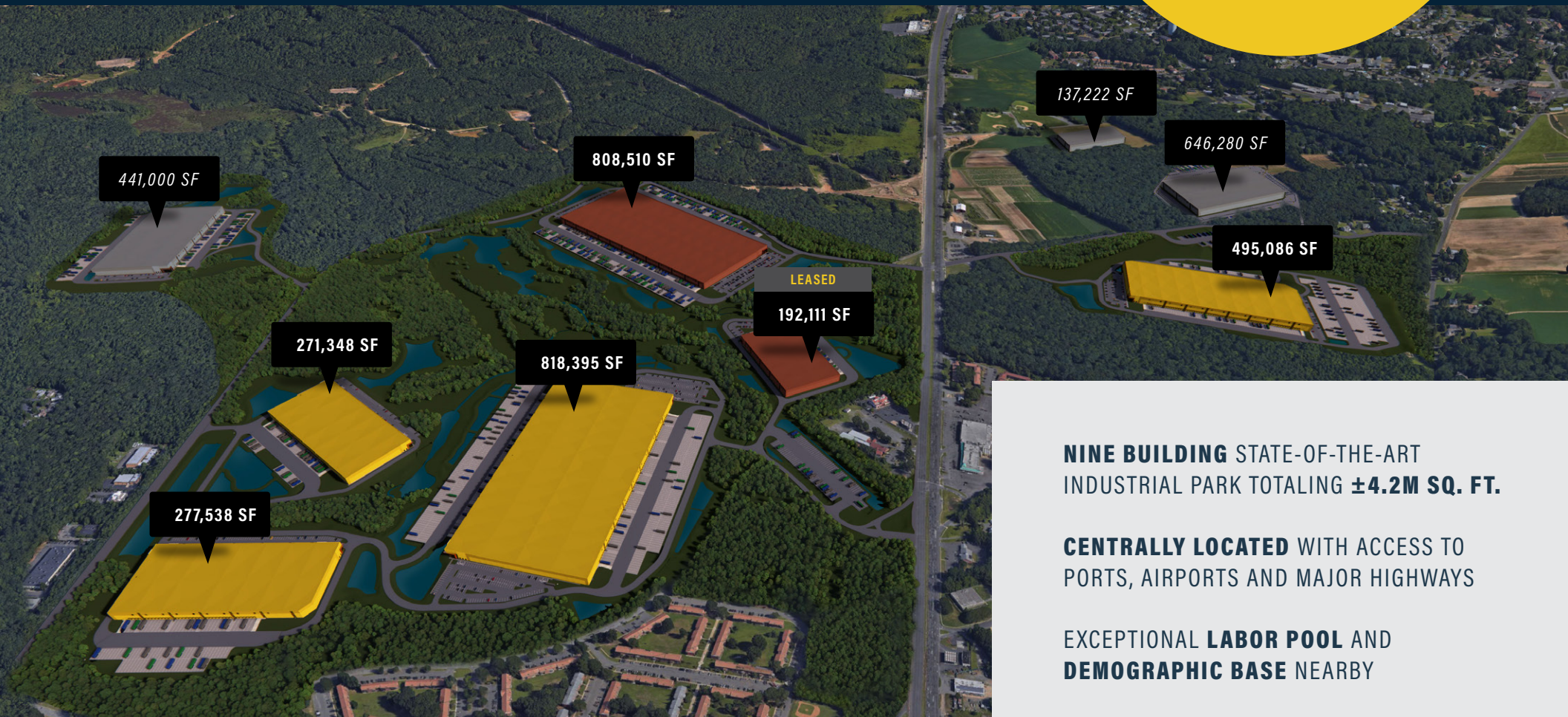


CENTRAL 9 LOGISTICS PARK

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 | |



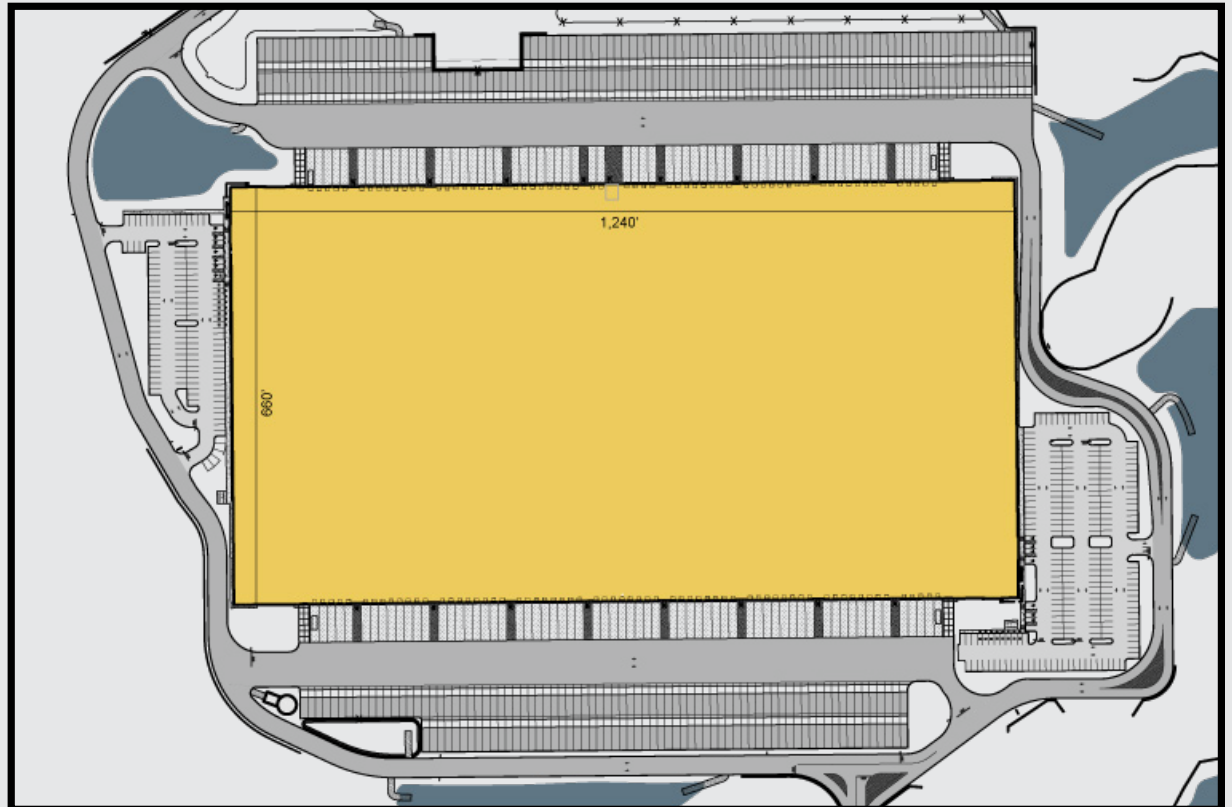
PHASE 1

Over 1.9 Million SF

PHASE 1 BUILDING 3

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



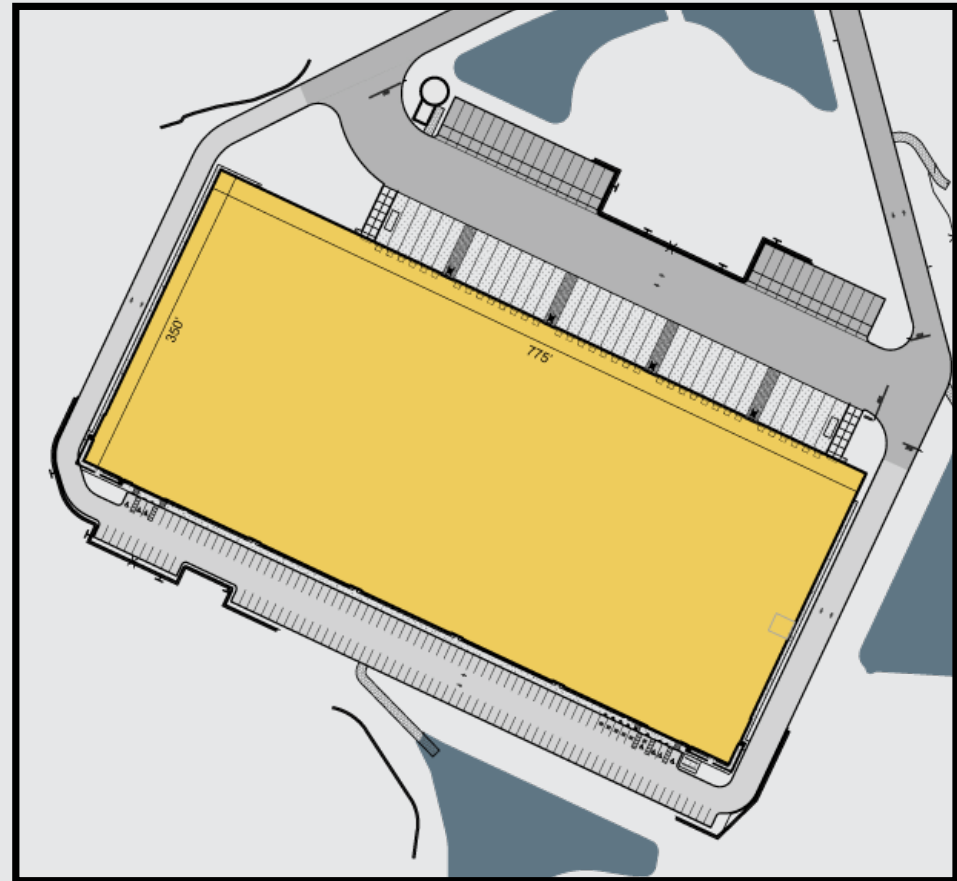
182 TRAILER
STORAGE

PHASE 1 BUILDING 4

100,000-271,348 SF

WILL DIVIDE AT 100,000 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



100,000 - 271,348
SQ FT



40' CLEAR
HEIGHT



140 CAR
PARKING



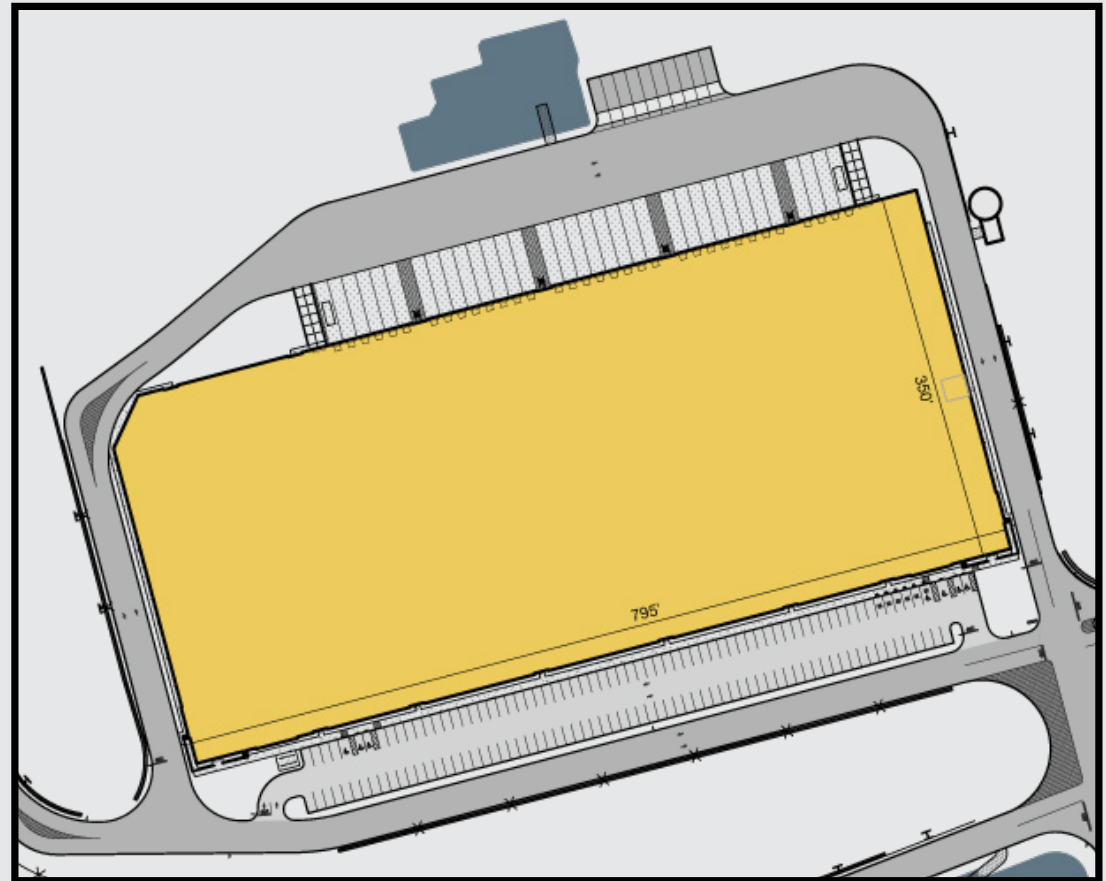
20 TRAILER
STORAGE

PHASE 1 BUILDING 5

100,000-277,538 SF

WILL DIVIDE AT 100,000 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



100,000 - 277,538
SQ FT



40' CLEAR
HEIGHT



134 CAR
PARKING

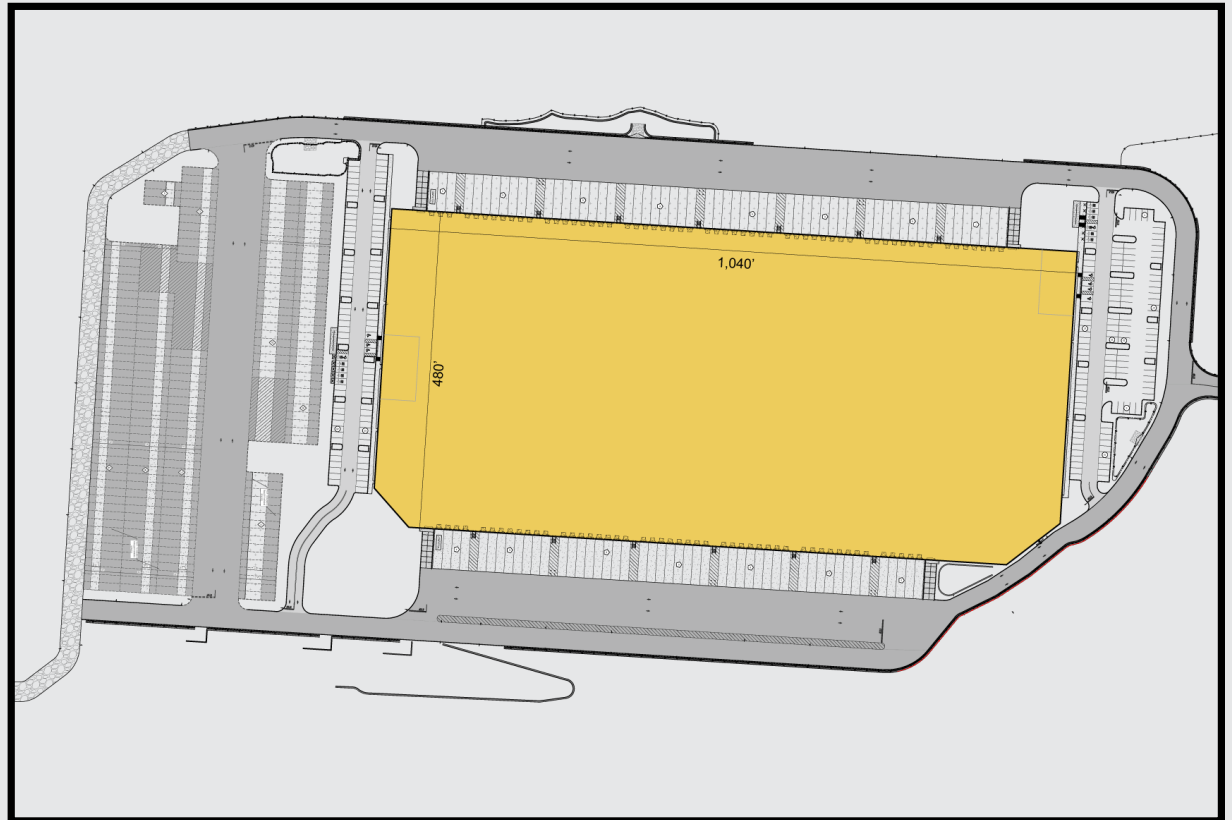


24 TRAILER
STORAGE

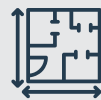
PHASE 1 BUILDING 6

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



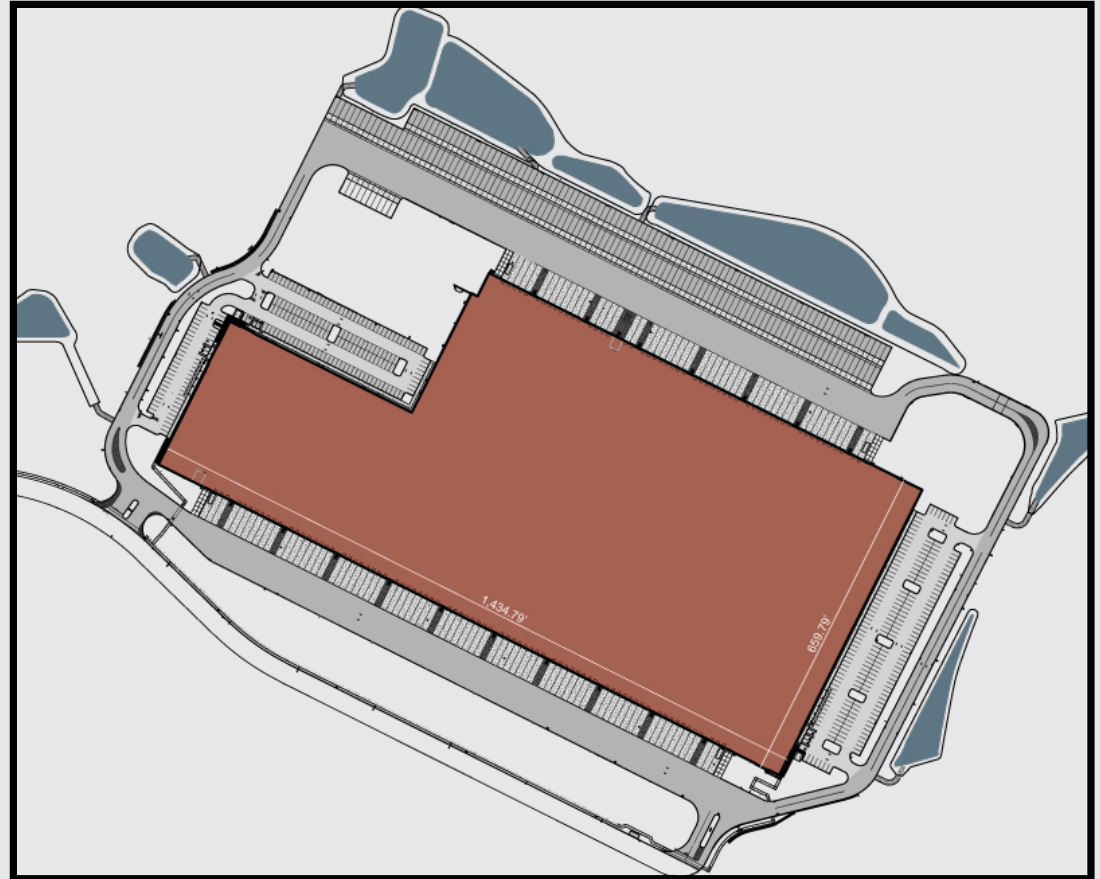
PHASE 2

Over 1.1 Million SF

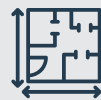
PHASE 2 BUILDING 1

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



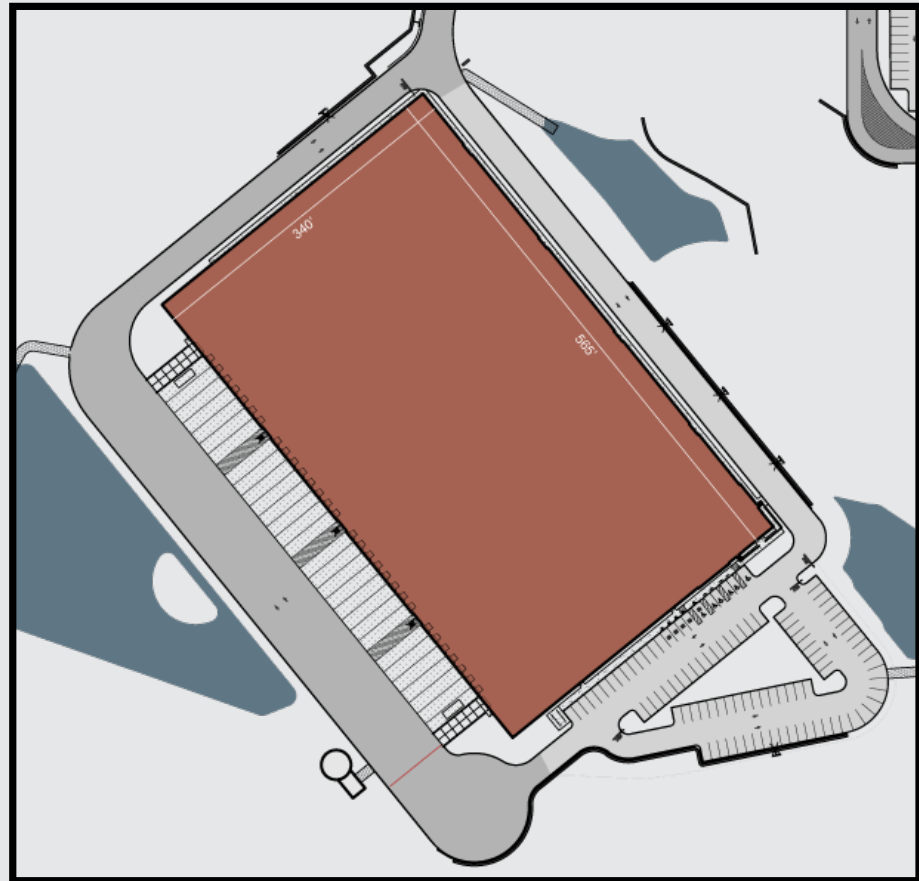
424 CAR
PARKING



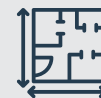
115 TRAILER
STORAGE

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



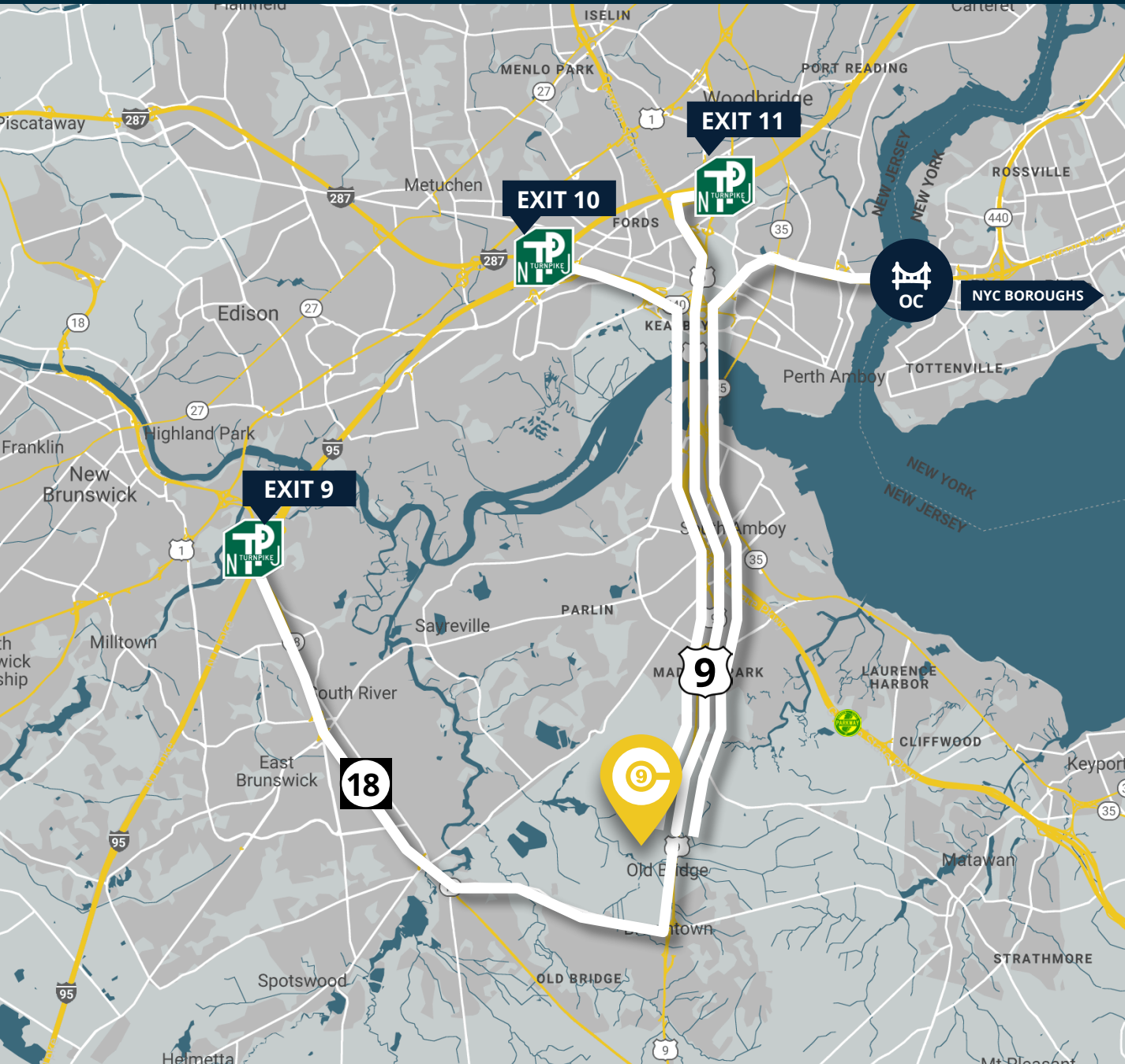
TO NEW YORK CITY: 45 MIN

TO PHILADELPHIA: 75 MIN

ACCESSIBILITY



CENTRAL 9
LOGISTICS PARK



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.

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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