



CENTRAL 9 LOGISTICS PARK

Nine Building
State-Of-The-Art
Industrial Park
Totaling **±3.5M SF**

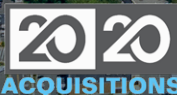
Centrally Located
With Access To Ports,
Airports and Major
Highways

Exceptional
Labor Pool and
Demographic
Base Nearby

OLD BRIDGE, NEW JERSEY



CUSHMAN &
WAKEFIELD



30 YEAR PILOT PROGRAM
CREATING TAX STABILITY

CENTRAL 9 LOGISTICS PARK OVERALL PLAN



LEASED
AVAILABLE



PHASE 1

#	Address	Total SF	Available
3	400 Fairway Ln	818,395 SF	408,970 SF
4	600 Fairway Ln	271,348 SF	Fully Leased
5	800 Fairway Ln	277,538 SF	Fully Leased
6	55 Jake Brown Rd	495,086 SF	303,114 SF

PHASE 2

#	Address	Total SF	Available
1	201 Jake Brown Rd	808,510 SF	June 2026
2	200 Fairway Ln	192,111 SF	Fully Leased

PHASE 3

#	Address	Total SF	Available
7	TBD	441,000 SF	2027 (Build-to-suit)
8	40 Jake Brown Rd	646,278 SF	August 2026
9	57 Schulmeister Rd	139,434 SF	June 2026

PHASE 1

BUILDING 3

400 Fairway Lane

408,970 SF

BUILDING AREA	408,970 SF Available
	818,395 SF Total
OFFICE AREA	3,285 SF
CAR PARKING	223; 17 Evcs
TRAILER PARKING	182
CEILING HEIGHT	40'
COLUMN SPACING	54' x 54'
SPEED BAY	54' x 60'
SPRINKLER	ESFR
ELECTRIC	4,000a
DOCK DOORS	63; 9' x 10'
DRIVE-IN DOORS	2; 12' x 14'
LEVELERS	35,000 LBS

PARTIALLY LEASED



 **408,970**
SQ FT

 **40'** CLEAR
HEIGHT

 **223 CAR**
PARKING

 **182 TRAILER**
STORAGE



PHASE 1

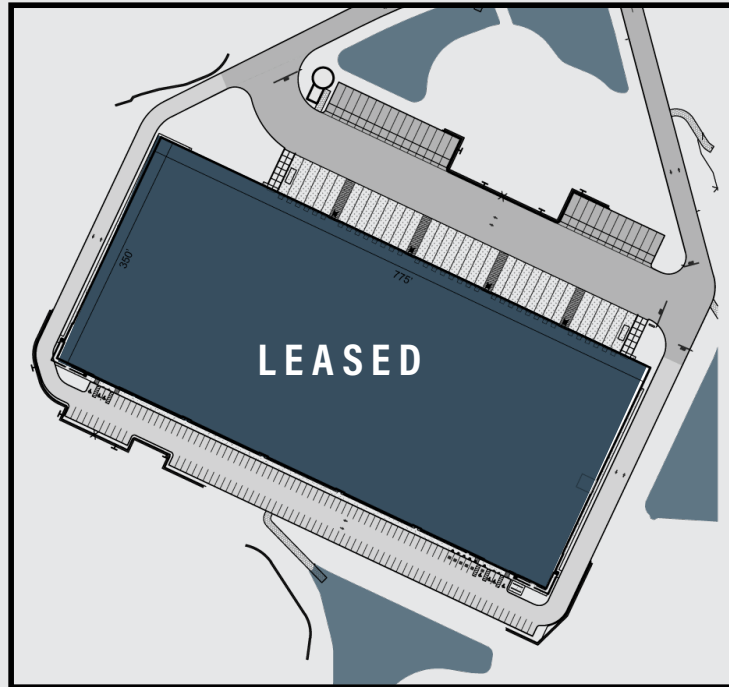
BUILDING 4

600 Fairway Lane

271,348 SF

BUILDING AREA	271,348 SF
OFFICE AREA	1,515 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

FULLY LEASED



 **271,348**
SQ FT

 **40' CLEAR**
HEIGHT

 **140 CAR**
PARKING

 **20 TRAILER**
STORAGE



PHASE 1

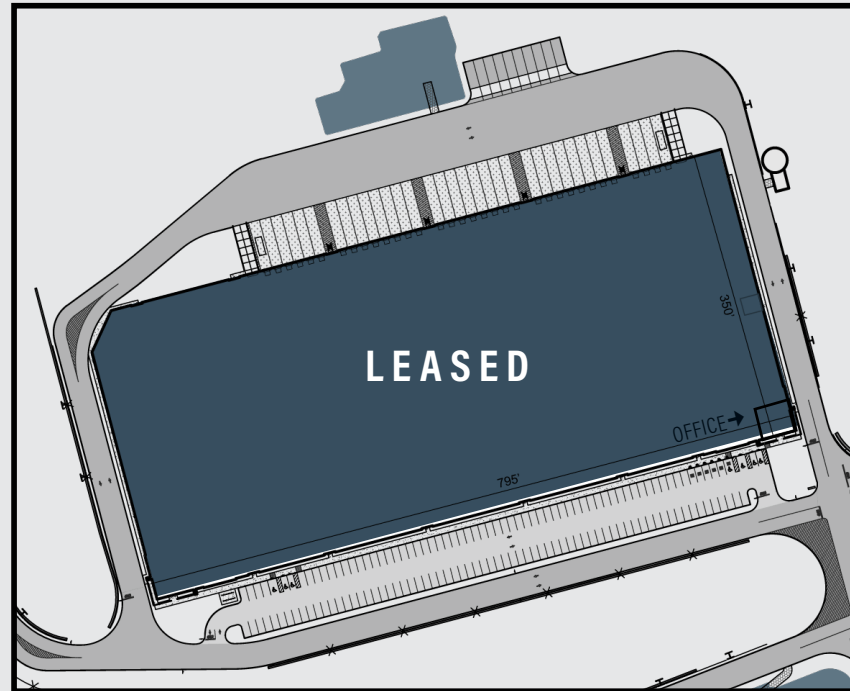
BUILDING 5

800 Fairway Lane

277,538 SF

BUILDING AREA	277,538 SF
OFFICE AREA	1,515 SF
CAR PARKING	134; 6 Evcs
TRAILER PARKING	10
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

FULLY LEASED



 **100,000 - 277,538**
SQ FT

 **40' CLEAR**
HEIGHT

 **134 CAR**
PARKING

 **10 TRAILER**
STORAGE



PHASE 1

BUILDING 6

55 Jake Brown Rd

303,114 SF

WILL DIVIDE TO 100,000 SF

BUILDING AREA	303,114 SF Available
	495,086 SF Total
OFFICE AREA	3,285 SF
CAR PARKING	138
TRAILER PARKING	124
CEILING HEIGHT	40'
COLUMN SPACING	54' x 54'
SPEED BAY	54' x 60'
SPRINKLER	ESFR
ELECTRIC	3,000a
DOCK DOORS	71; 9' x 10'
DRIVE-IN DOORS	2; 12' x 14'
LEVELERS	35,000 LBS

PARTIALLY LEASED



 **303,114**
SQ FT

 **40'** CLEAR
HEIGHT

 **138 CAR**
PARKING

 **124 TRAILER**
STORAGE



ABUNDANT TRAILER LOT



PHASE 2

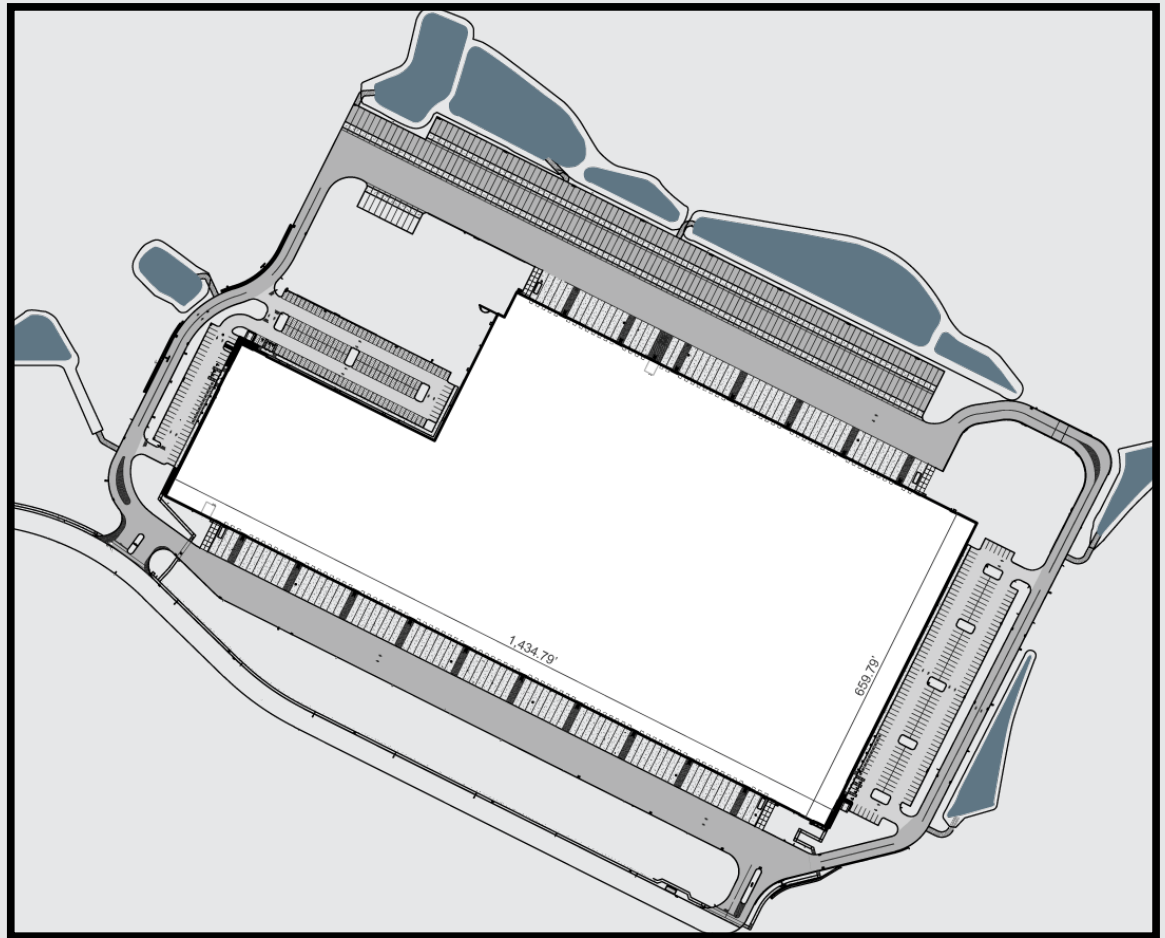
BUILDING 1

201 Jake Brown Rd

808,510 SF

GROUNDBREAKING NOVEMBER 2025 | AVAILABLE JUNE 2026

BUILDING AREA	808,510 SF
OFFICE AREA	TBD
CAR PARKING	424; 20 Evcs
TRAILER PARKING	207
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



808,510
SQ FT



40' CLEAR
HEIGHT



424 CAR
PARKING



207 TRAILER
STORAGE

PHASE 2

BUILDING 2

200 Fairway Lane

192,111 SF

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

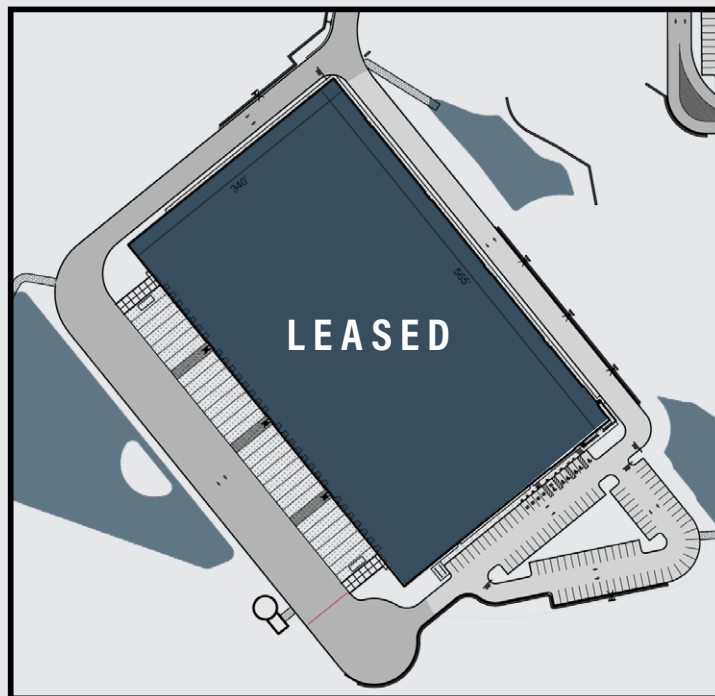
ELECTRIC 3,000a

DOCK DOORS 28; 9' x 10'

DRIVE-IN DOORS 2; 12' x 14'

LEVELERS 35,000 LBS

FULLY LEASED



 **192,111**
SQ FT

 **40' CLEAR**
HEIGHT

 **97 CAR**
PARKING



PHASE 3

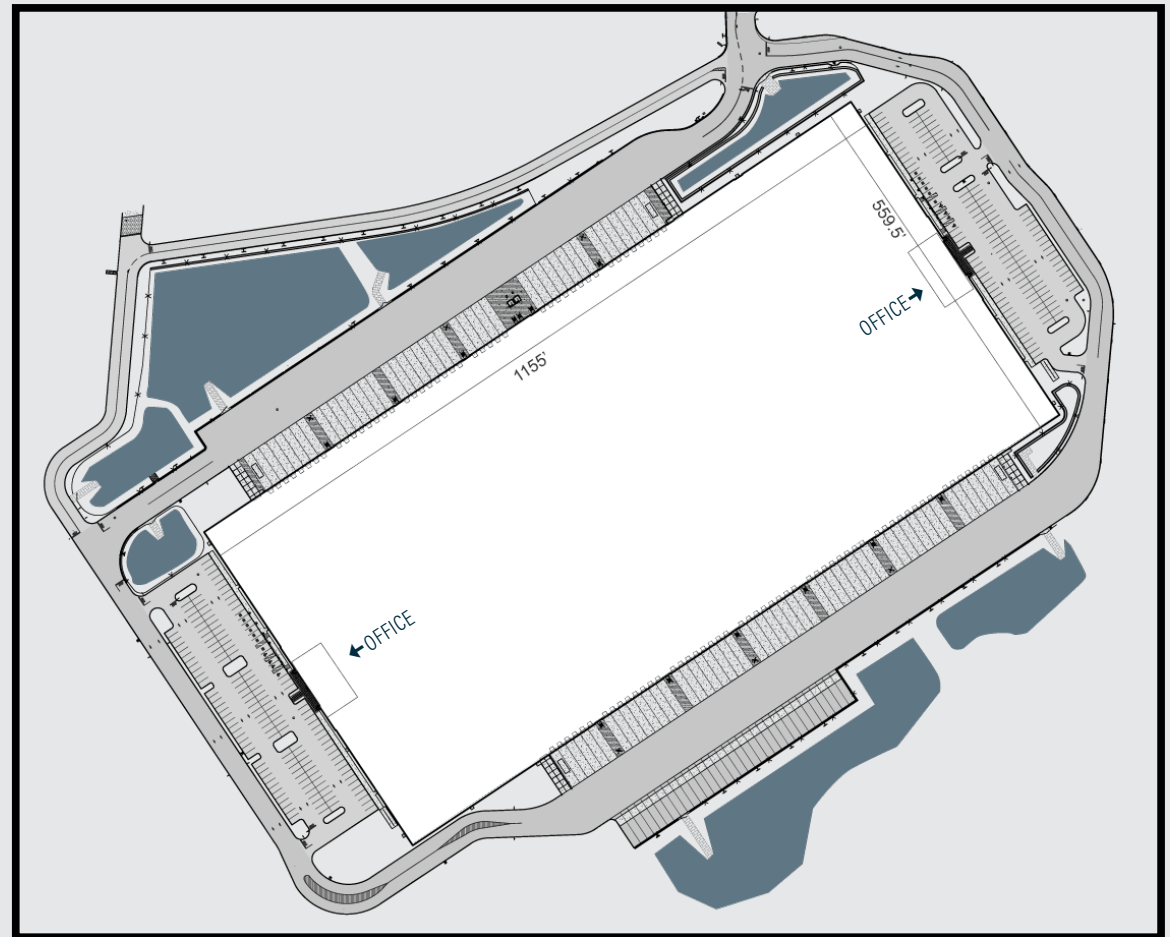
BUILDING 8

40 Jake Brown Rd

646,278 SF

GROUNDBREAKING DECEMBER 2025 | AVAILABLE AUGUST 2026

BUILDING AREA	646,278 SF
OFFICE AREA	TBD
CAR PARKING	285; 13 Evcs
TRAILER PARKING	33
CEILING HEIGHT	40'
COLUMN SPACING	54' x 54'
SPEED BAY	54' x 60'
SPRINKLER	ESFR
ELECTRIC	4,000a
DOCK DOORS	94; 9' x 10'
DRIVE-IN DOORS	4; 12' x 14'
LEVELERS	35,000 LBS



646,278
SQ FT



40' CLEAR
HEIGHT



285 CAR
PARKING



33 TRAILER
STORAGE

PHASE 3

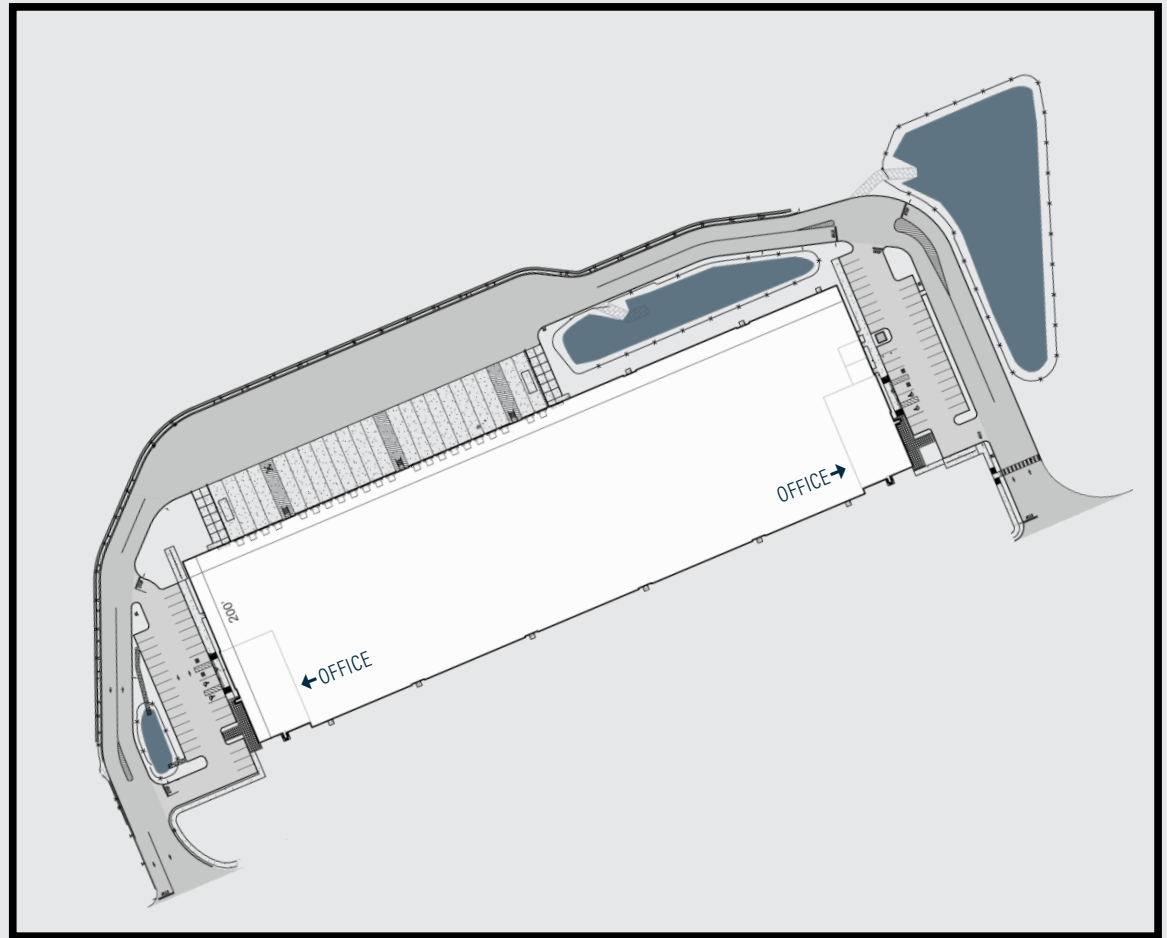
BUILDING 9

57 Schulmeister Rd

139,434 SF

BUILDING AREA	139,434 SF
OFFICE AREA	TBD
CAR PARKING	64; 4 Evcs
TRAILER PARKING	64
CEILING HEIGHT	40'
COLUMN SPACING	54' x 54'
SPEED BAY	54' x 60'
SPRINKLER	ESFR
ELECTRIC	4,000a
DOCK DOORS	20; 9' x 10'
DRIVE-IN DOORS	2; 12' x 14'
LEVELERS	35,000 LBS

GROUNDBREAKING NOVEMBER 2025 | AVAILABLE JUNE 2026



139,434
SQ FT



40' CLEAR
HEIGHT



64 CAR
PARKING

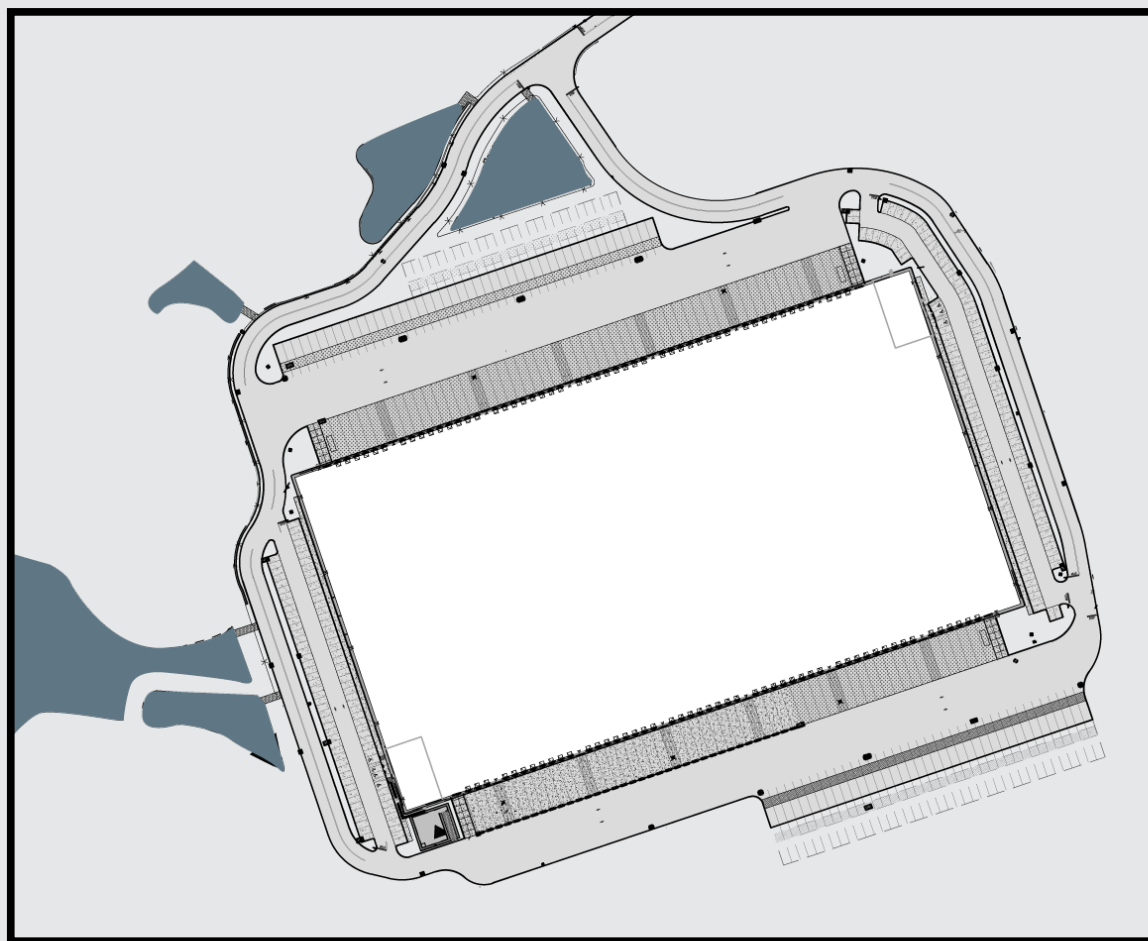


64 TRAILER
STORAGE

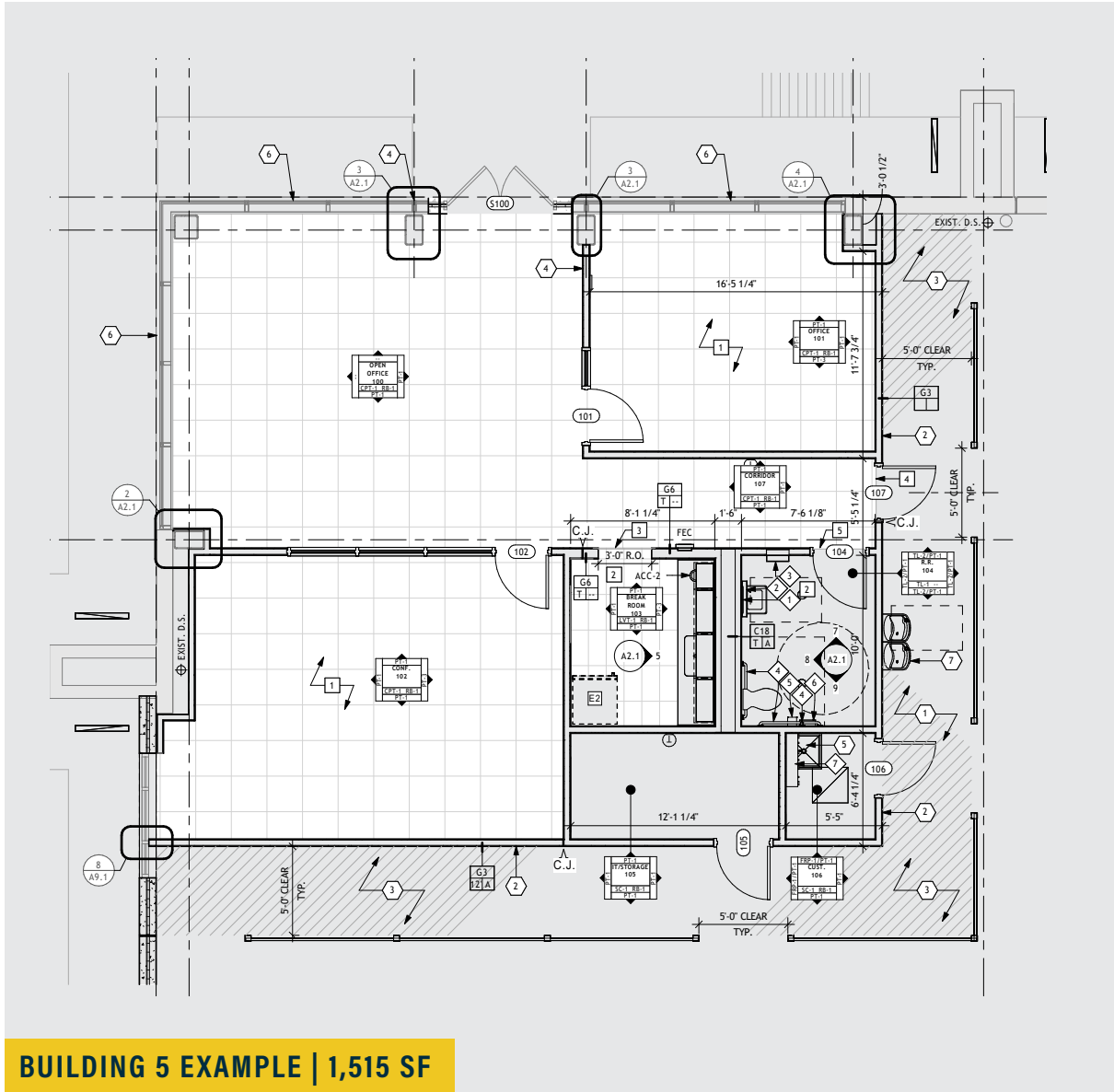
BUILD-TO-SUIT | AVAILABLE 2027

441,000 SF**BUILD-TO-SUIT**

BUILDING AREA	441,000 SF
OFFICE AREA	To Suit
CAR PARKING	223
TRAILER PARKING	85; 65 Banked
CEILING HEIGHT	40'
COLUMN SPACING	54' x 54'
SPEED BAY	54' x 60'
SPRINKLER	ESFR
ELECTRIC	4,000a
DOCK DOORS	100; 9' x 10'
DRIVE-IN DOORS	4; 12' x 14'
LEVELERS	35,000 LBS

**441,000**
SQ FT**40' CLEAR**
HEIGHT**223 CAR**
PARKING**85 TRAILER**
STORAGE

OFFICE BUILDOUT



CENTRAL 9 LOGISTICS PARK REGIONAL MAP



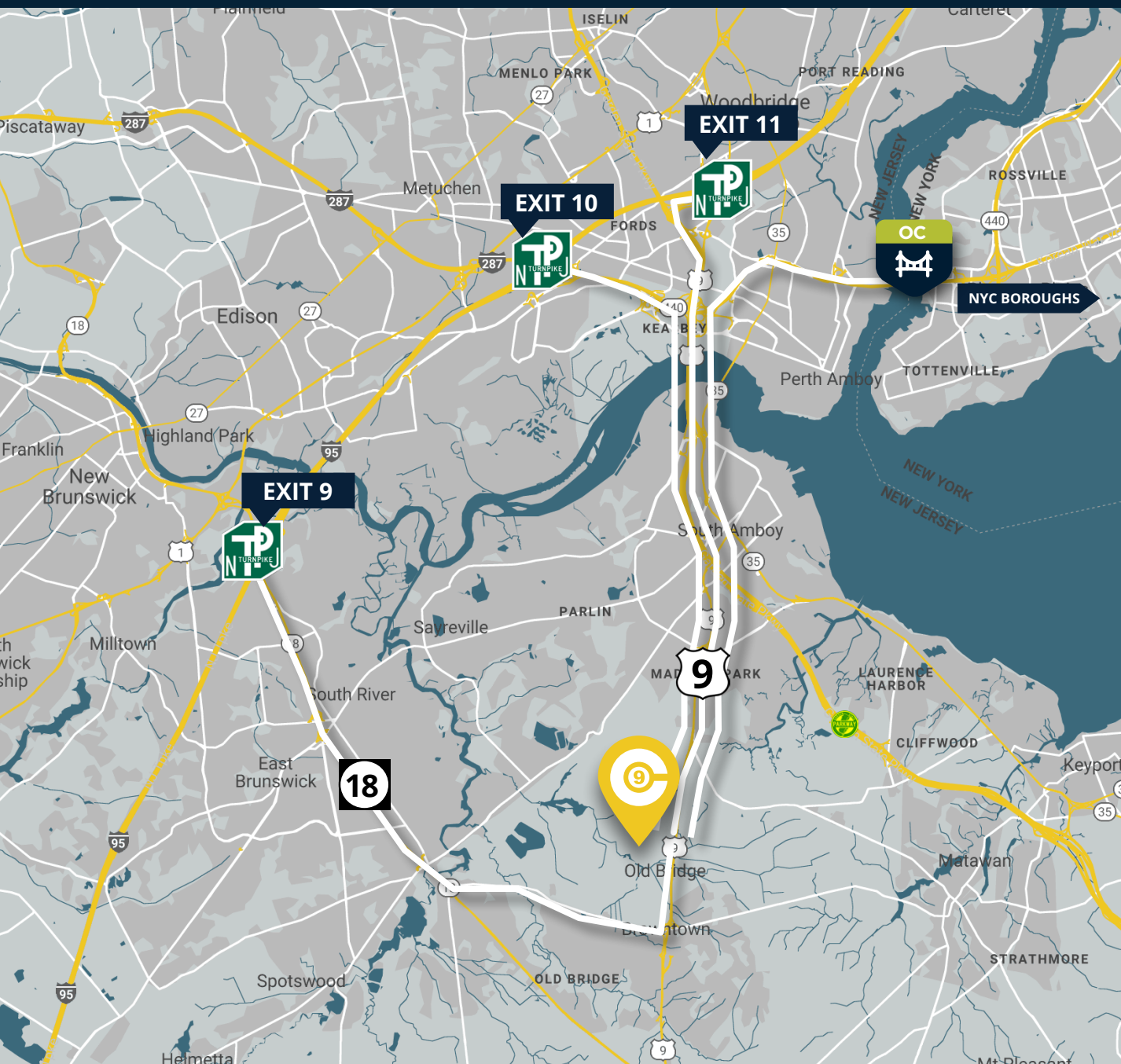
Route 9	2 min	0.1 mi
Route 18	7 min	3.7 mi
Garden State Parkway	7 min	4.3 mi
NJ Turnpike Exit 11	13 min	9.8 mi
Interstate 287	12 min	10.0 mi
NJ Turnpike Exit 10	14 min	10.2 mi
Outerbridge Crossing	14 min	11.1 mi
Goethals Bridge	23 min	20.2 mi
Port Newark & Port Elizabeth	24 min	22.7 mi
Newark Liberty 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



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



NEW Glenwood Green Shopping Center
Next door to Central 9 Logistics Park

CENTRAL 9 LOGISTICS PARK

DEMOGRAPHICS



2,877,361
TOTAL POPULATION



2.72
AVG HOUSEHOLD SIZE



40.8
MEDIAN AGE



1,038,949
TOTAL HOUSEHOLDS



\$111,109
MEDIAN
HOUSEHOLD INCOME



\$606,125
AVG HOME VALUE

EDUCATION



9.4%

NO HIGH SCHOOL DIPLOMA

20.6%

SOME COLLEGE/ASSOCIATES

24.7%

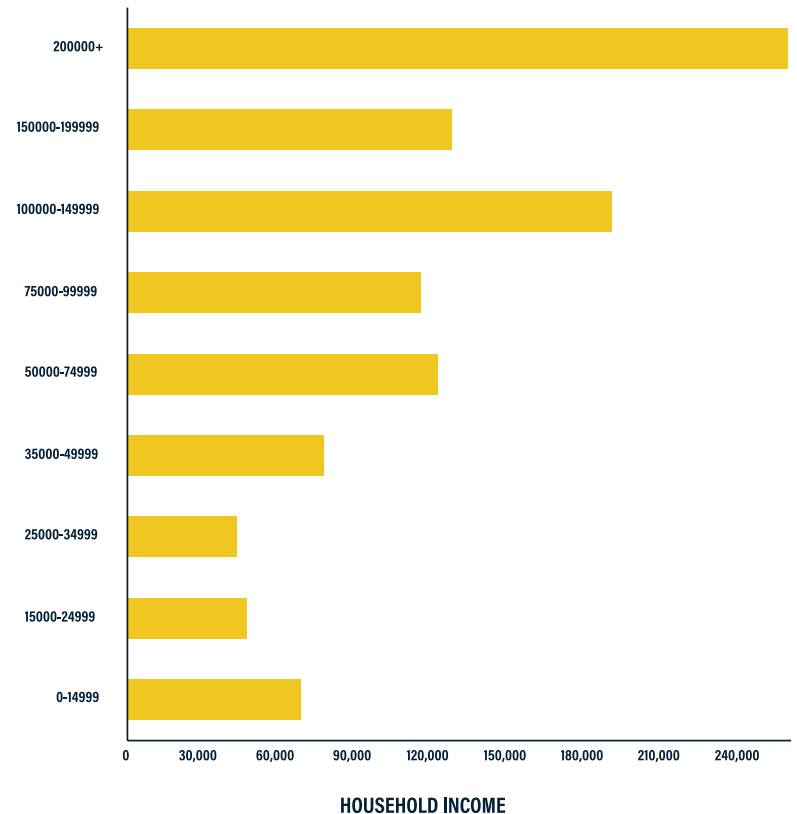
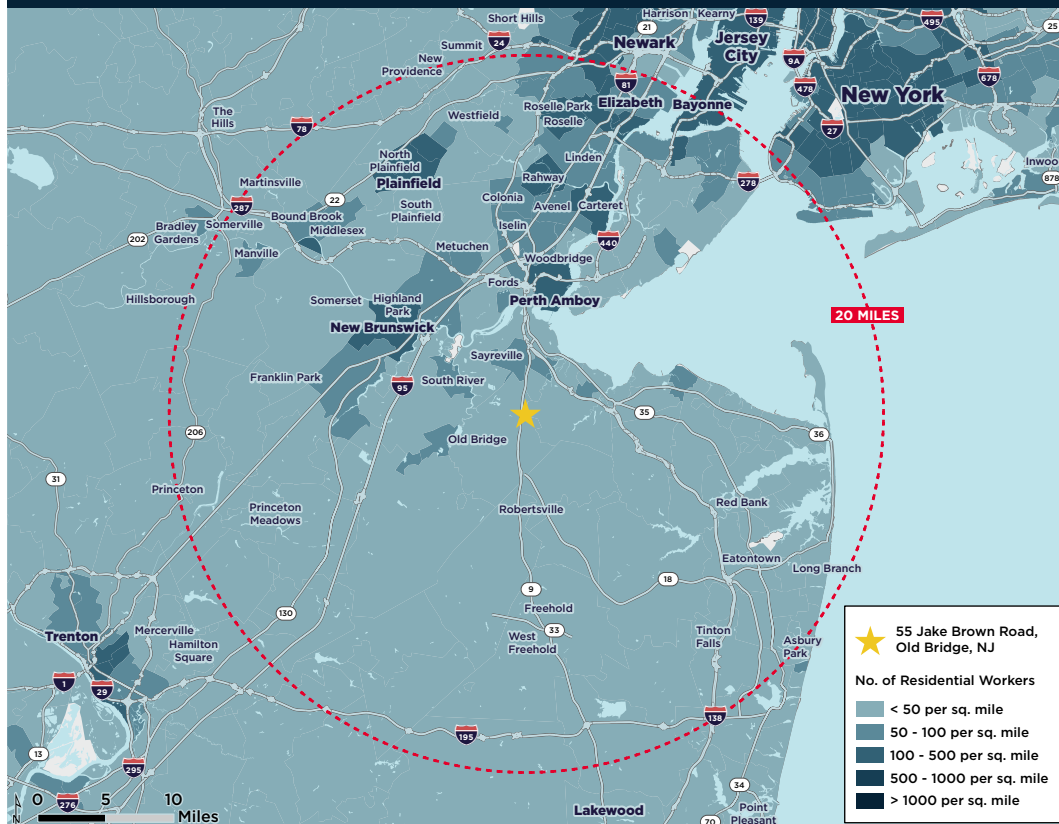
HIGH SCHOOL GRADUATE

45.2%

BACHELOR'S/GRAD/PROF DEGREE

WAREHOUSE WORKERS MAP

20 MILE RADIUS





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

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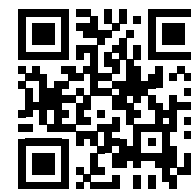
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