



# CENTRAL 9 LOGISTICS PARK

CUSHMAN &  
WAKEFIELD

2020  
ACQUISITIONS

OLD BRIDGE, NEW JERSEY

LEASED  
AVAILABLE



## 30 YEAR PILOT PROGRAM CREATING TAX STABILITY

### AVAILABLE NOW

#	Address	Total SF	Available
3	400 Fairway Ln	818,395 SF	408,970 SF
6	55 Jake Brown Rd	495,086 SF	303,114 SF

### UNDER CONSTRUCTION

#	Address	Total SF	Available
1	201 Jake Brown Rd	808,510 SF	December 2026
8	40 Jake Brown Rd	646,278 SF	January 2027
9	57 Schulmeister Rd	139,434 SF	December 2026
7	TBD	441,000 SF	2027 (Build-to-suit)

### LEASED

#	Address	Total SF	Available
4	600 Fairway Ln	271,348 SF	Fully Leased
5	800 Fairway Ln	277,538 SF	Fully Leased
2	200 Fairway Ln	192,111 SF	Fully Leased

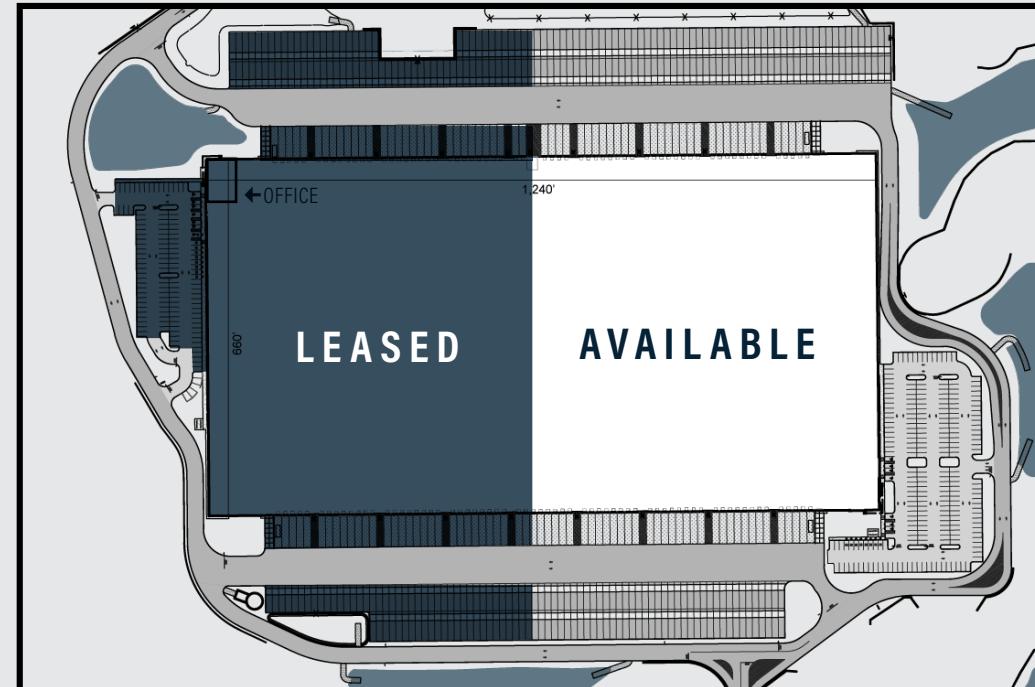
# 400 FAIRWAY LANE BUILDING 3



**408,970 SF**

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

**PARTIALLY LEASED**



**408,970**  
SQ FT

**40'** CLEAR  
HEIGHT

**223 CAR**  
PARKING

**182 TRAILER**  
STORAGE



## BUILDING 6

**303,114 SF**

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

**PARTIALLY LEASED**

**303,114**  
 SQ FT


**40'** CLEAR  
 HEIGHT


**138 CAR**  
 PARKING


**124 TRAILER**  
 STORAGE
**ABUNDANT TRAILER LOT**

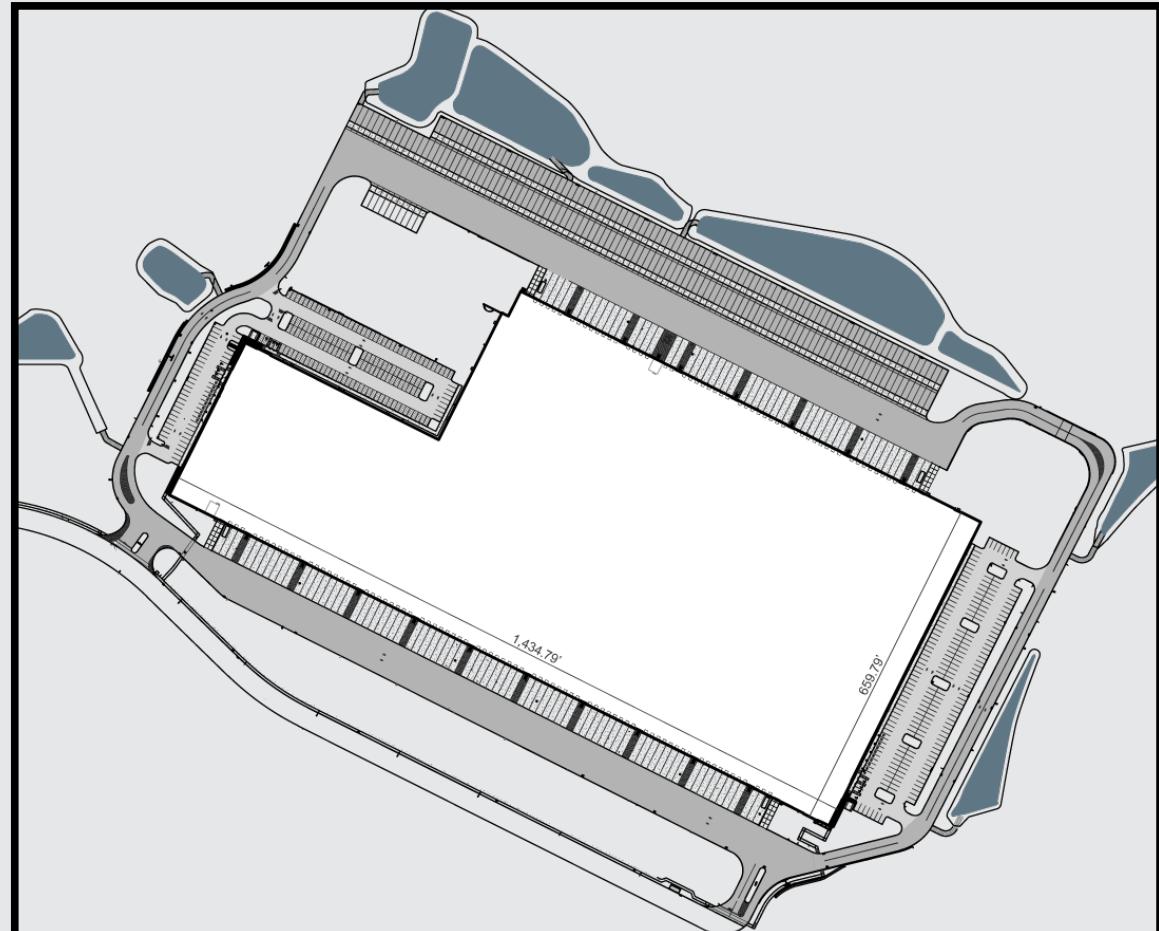
201 JAKE BROWN RD  
**BUILDING 1**



AVAILABLE DECEMBER 2026

**808,510 SF**

<b>BUILDING AREA</b>	808,510 SF
<b>OFFICE AREA</b>	TBD
<b>CAR PARKING</b>	424; 20 Evcs
<b>TRAILER PARKING</b>	207
<b>CEILING HEIGHT</b>	40'
<b>COLUMN SPACING</b>	54' x 54'
<b>SPEED BAY</b>	54' x 60'
<b>SPRINKLER</b>	ESFR
<b>ELECTRIC</b>	4,000a
<b>DOCK DOORS</b>	131; 9' x 10'
<b>DRIVE-IN DOORS</b>	4; 12' x 14'
<b>LEVELERS</b>	35,000 LBS



**808,510**  
SQ FT



**40' CLEAR  
HEIGHT**



**424 CAR  
PARKING**



**207 TRAILER  
STORAGE**

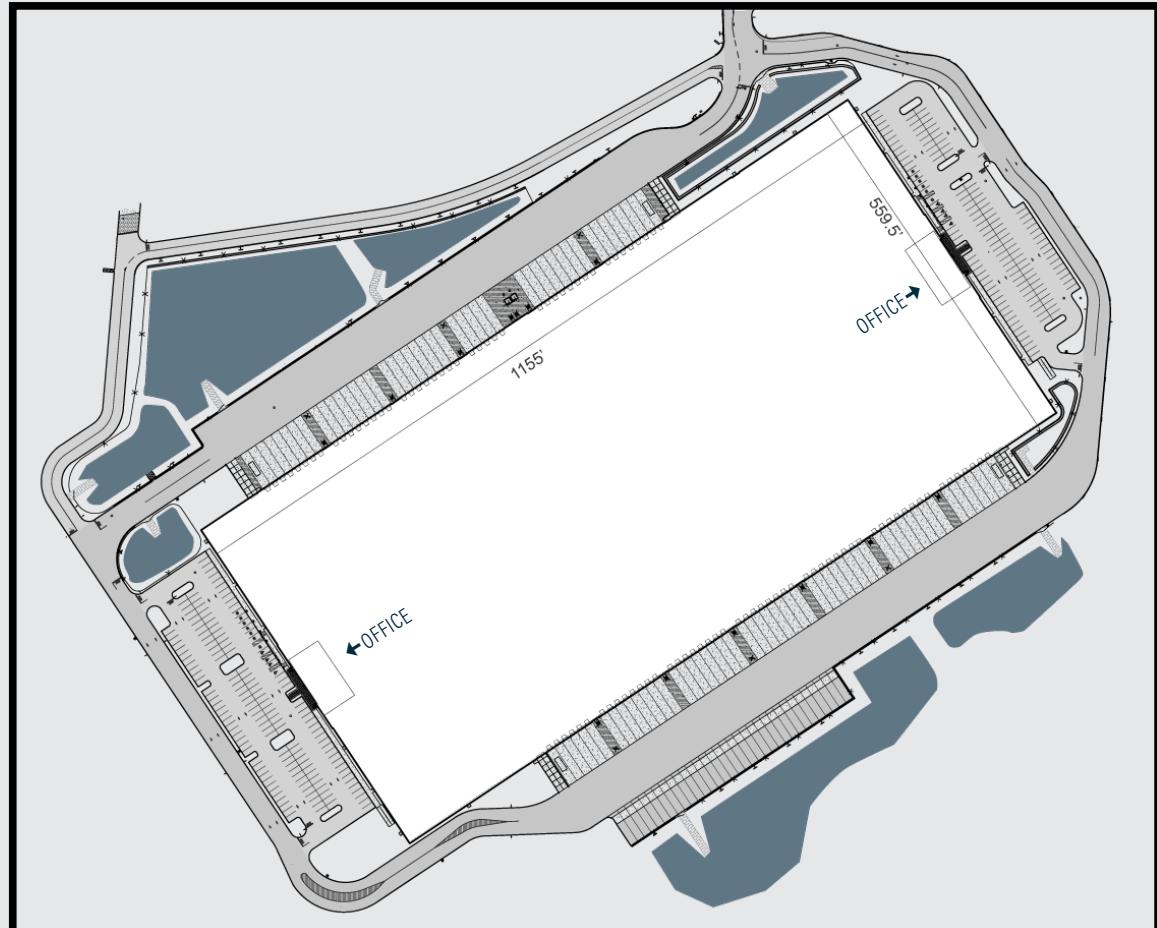
# 40 JAKE BROWN RD BUILDING 8



AVAILABLE JANUARY 2027

**646,278 SF**

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



**646,278**  
SQ FT



**40' CLEAR  
HEIGHT**



**285 CAR  
PARKING**



**33 TRAILER  
STORAGE**

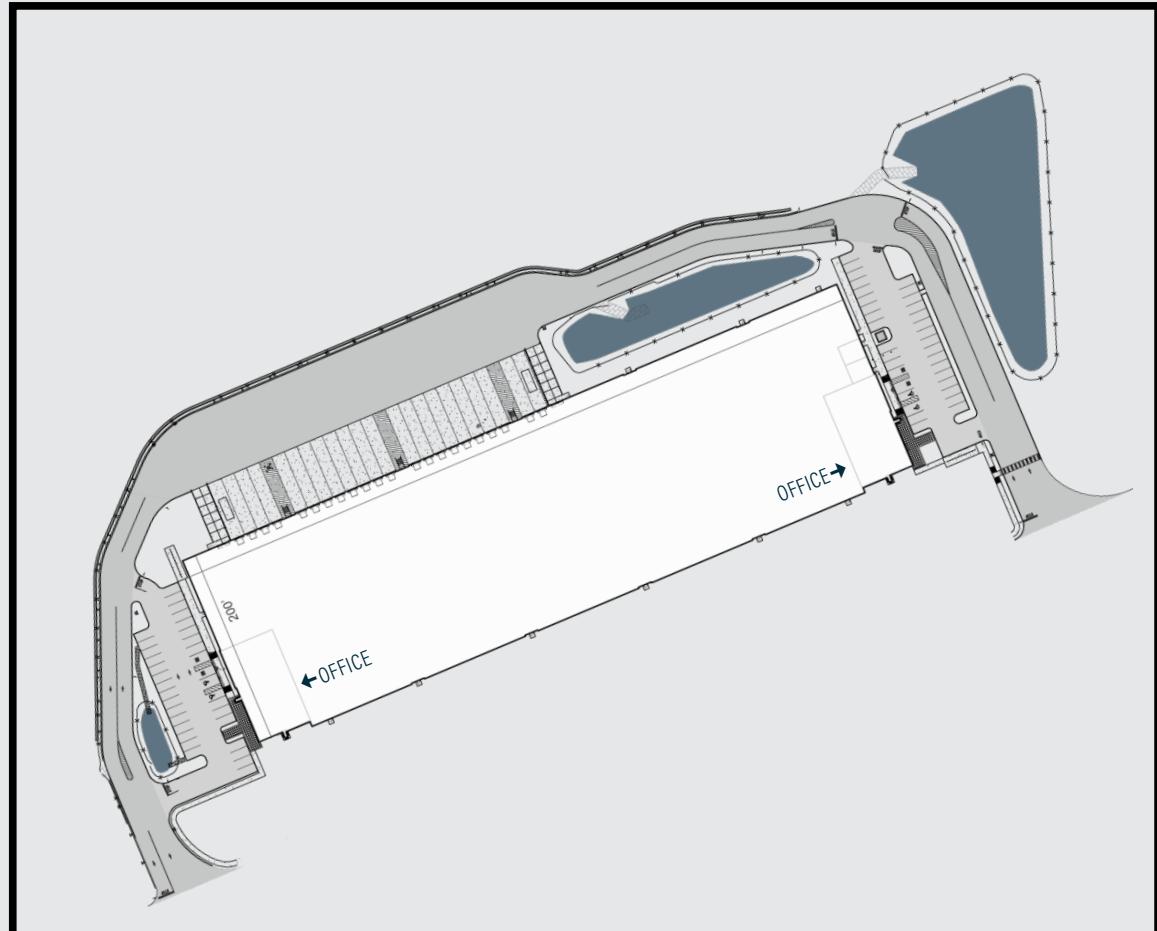
# 57 SCHULMEISTER RD BUILDING 9



AVAILABLE DECEMBER 2026

**139,434 SF**

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



**139,434**  
SQ FT



**40' CLEAR  
HEIGHT**



**64 CAR  
PARKING**



**64 TRAILER  
STORAGE**

# BUILD TO SUIT BUILDING 7

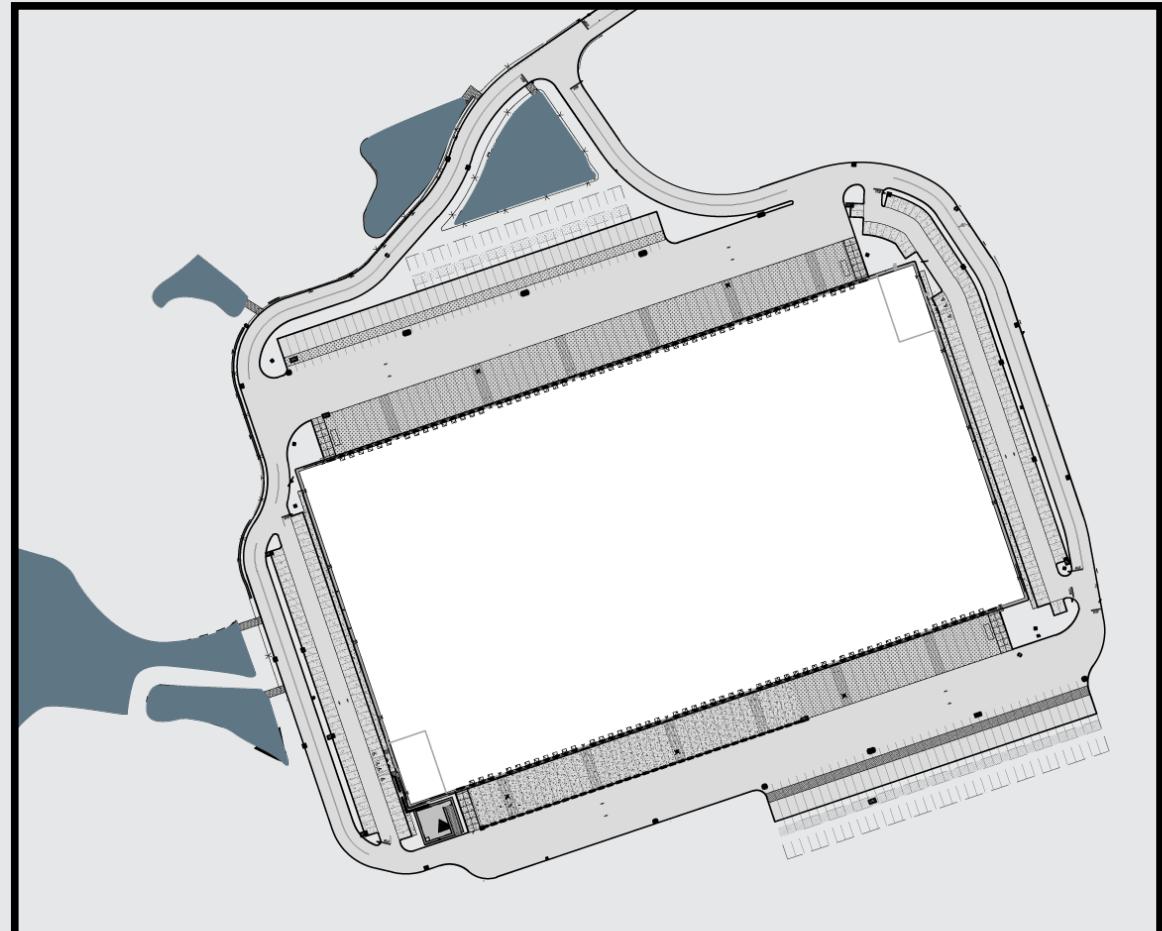


BUILD-TO-SUIT | AVAILABLE 2027

**441,000 SF**

**BUILD-TO-SUIT**

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



**441,000**  
SQ FT



**40'** CLEAR  
HEIGHT



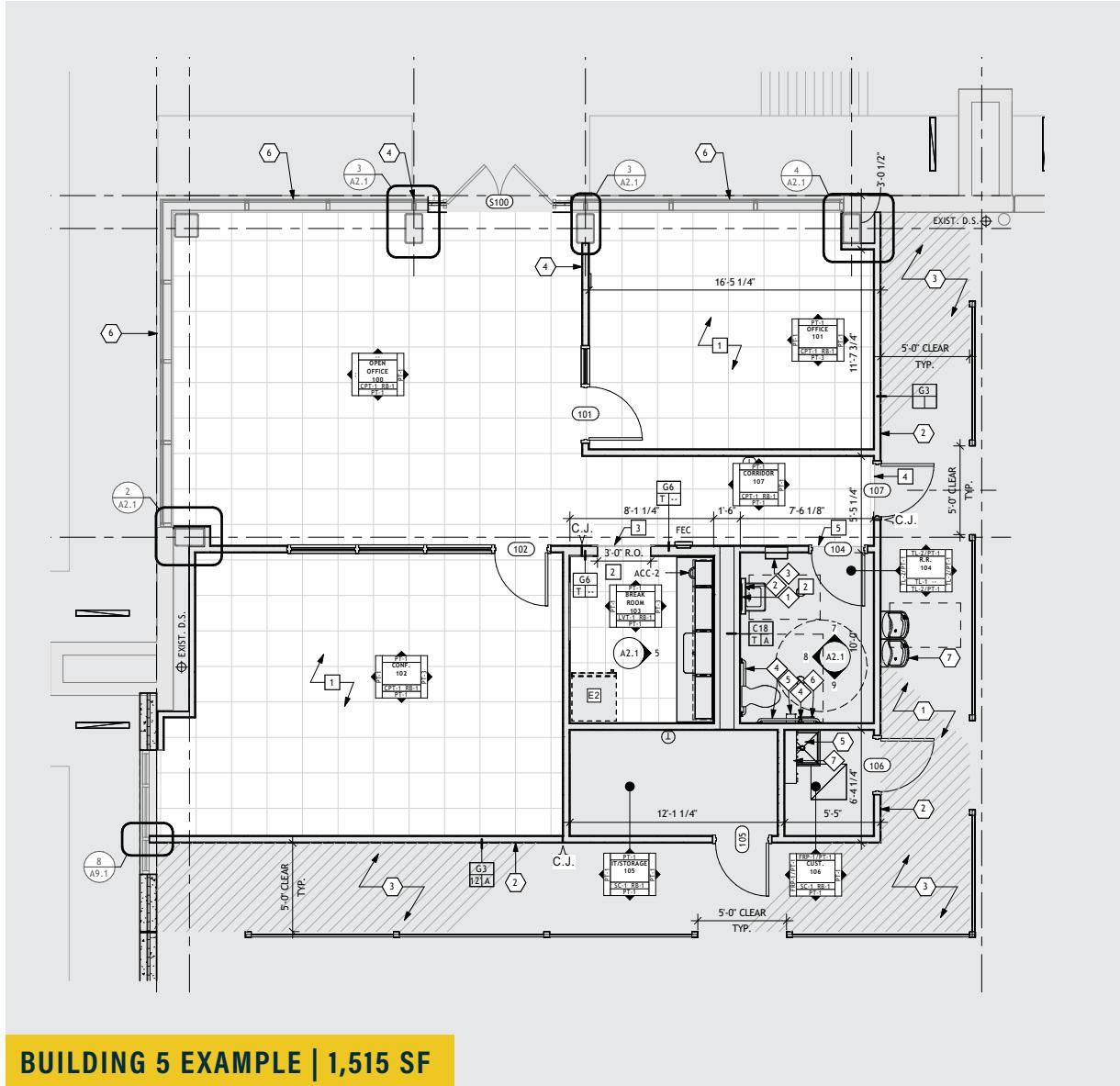
**223 CAR**  
PARKING



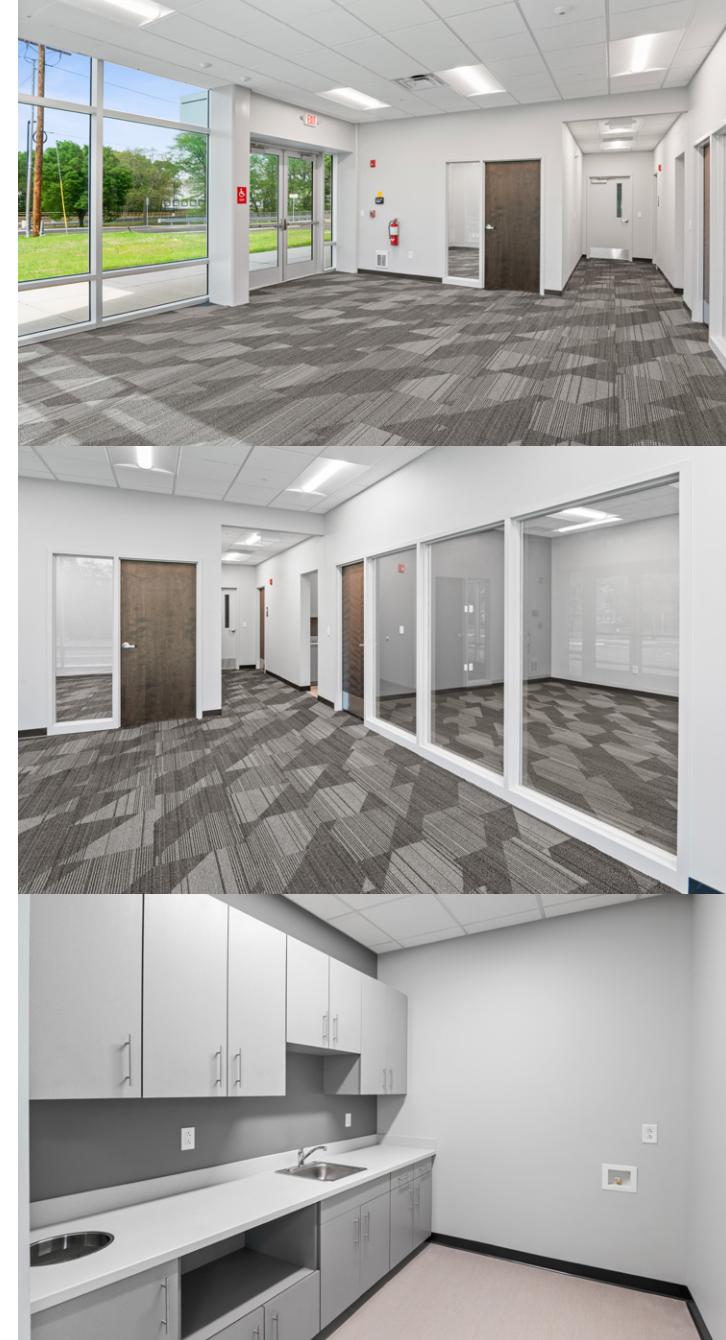
**85 TRAILER**  
STORAGE

# CENTRAL 9 LOGISTICS PARK

# OFFICE BUILDOUT



BUILDING 5 EXAMPLE | 1,515 SF



# CENTRAL 9 LOGISTICS PARK

# FULLY LEASED



## 200 Fairway Lane | BUILDING 2

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



## 600 Fairway Lane | BUILDING 4

<b>BUILDING AREA</b>	271,348 SF
<b>OFFICE AREA</b>	1,515 SF
<b>CAR PARKING</b>	140; 6 Evcs
<b>TRAILER PARKING</b>	20
<b>CEILING HEIGHT</b>	40'
<b>COLUMN SPACING</b>	54' x 54'
<b>SPEED BAY</b>	54' x 60'
<b>SPRINKLER</b>	ESFR
<b>ELECTRIC</b>	3,000a
<b>DOCK DOORS</b>	34; 9' x 10'
<b>DRIVE-IN DOORS</b>	2; 12' x 14'
<b>LEVELERS</b>	35,000 LBS



## 800 Fairway Lane | BUILDING 5

<b>BUILDING AREA</b>	277,538 SF
<b>OFFICE AREA</b>	1,515 SF
<b>CAR PARKING</b>	134; 6 Evcs
<b>TRAILER PARKING</b>	10
<b>CEILING HEIGHT</b>	40'
<b>COLUMN SPACING</b>	54' x 54'
<b>SPEED BAY</b>	54' x 60'
<b>SPRINKLER</b>	ESFR
<b>ELECTRIC</b>	3,000a
<b>DOCK DOORS</b>	32; 9' x 10'
<b>DRIVE-IN DOORS</b>	2; 12' x 14'
<b>LEVELERS</b>	35,000 LBS



# CENTRAL 9 LOGISTICS PARK REGIONAL MAP



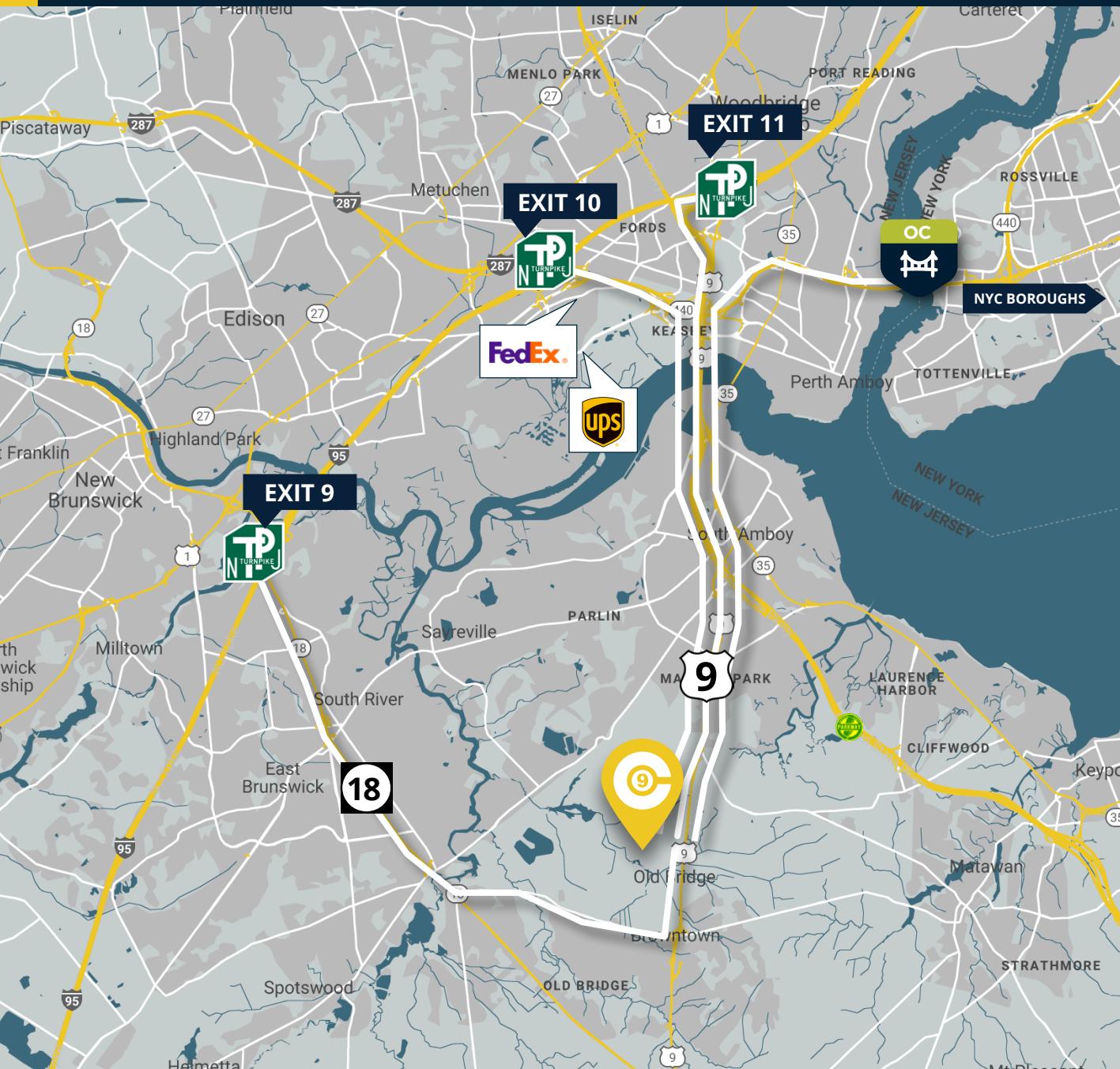
<b>Route 9</b>	2 min	0.1 mi
<b>Route 18</b>	7 min	3.7 mi
<b>Garden State Parkway</b>	7 min	4.3 mi
<b>NJ Turnpike Exit 11</b>	13 min	9.8 mi
<b>Interstate 287</b>	12 min	10.0 mi
<b>NJ Turnpike Exit 10</b>	14 min	10.2 mi
<b>Outerbridge Crossing</b>	14 min	11.1 mi
<b>Goethals Bridge</b>	23 min	20.2 mi
<b>Port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



# CENTRAL 9 LOGISTICS PARK 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



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



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.



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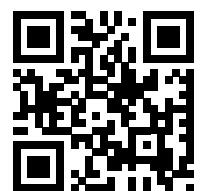
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