

BUILDING 9
139,434 SF

DELIVERY:
NOVEMBER 2026
20 DOCKS
2 DRIVE-IN
64 CAR

NEARING COMPLETION



CENTRAL 9
LOGISTICS PARK

OLD BRIDGE, NEW JERSEY

BUILDING 8
646,278 SF

DELIVERY:
MARCH 2027
94 DOCKS
4 DRIVE-IN
285 CAR
33 TRAILER



DIVISIBLE FROM 250,000 SF

BUILDING 1
808,510 SF

DELIVERY:
JANUARY 2027
131 DOCKS
4 DRIVE-IN
424 CAR
227 TRAILER



REMOTE LOT
AVAILABLE

PAVED & LINED
PARKING FOR
50 TRAILERS

CAN BE SECURED



30 YEAR PILOT PROGRAM
CREATING TAX STABILITY

LAST PHASE
OF CONSTRUCTION UNDERWAY



57 SCHULMEISTER RD

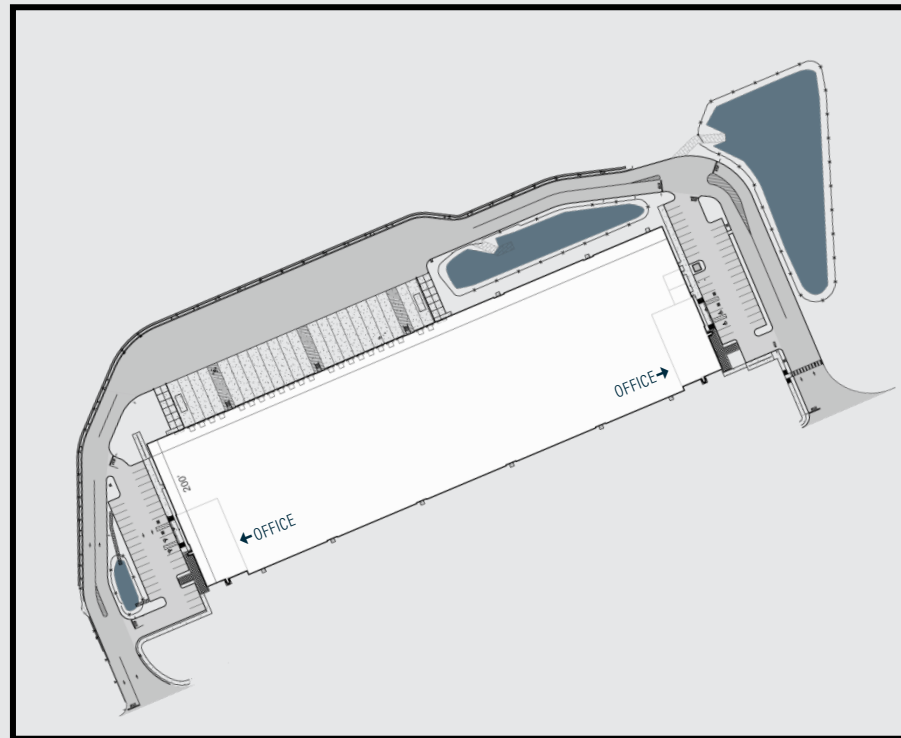
BUILDING 9



NEARING COMPLETION | AVAILABLE NOVEMBER 2026

139,434 SF

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



 **139,434**
SQ FT

 **40'** CLEAR
HEIGHT

 **64 CAR**
PARKING

CONSTRUCTION PROGRESS



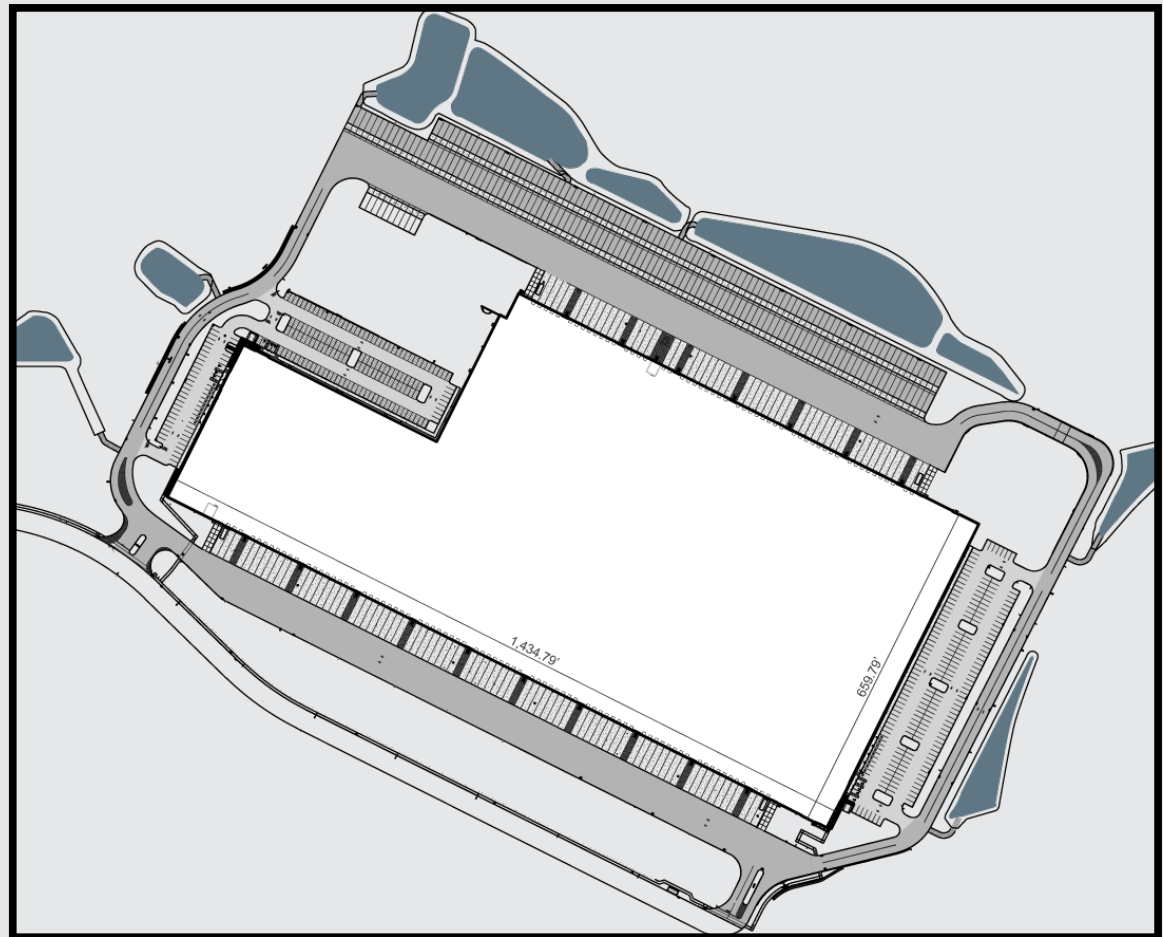
201 JAKE BROWN RD

BUILDING 1

AVAILABLE JANUARY 2027

808,510 SF

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

40 JAKE BROWN RD

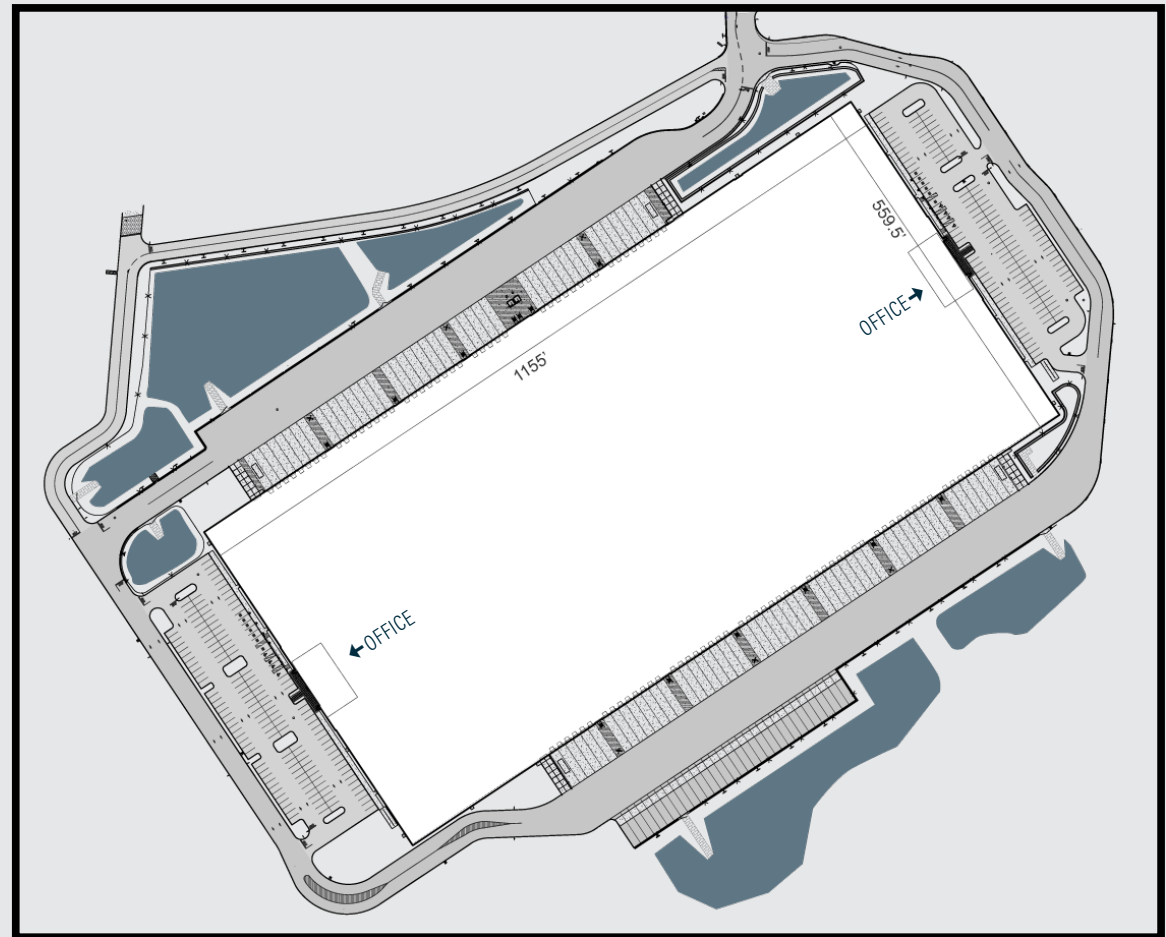
BUILDING 8

DIVISIBLE

250,000 - 646,278 SF

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

AVAILABLE MARCH 2027



646,278
SQ FT



40' CLEAR
HEIGHT



285 CAR
PARKING



33 TRAILER
STORAGE

200 Fairway Ln | BUILDING 2

BUILDING AREA	192,111 SF
OFFICE AREA	5,000 SF
CAR PARKING	97; 5 Evcs
DOCK DOORS	28; 9' x 10'
DRIVE-IN DOORS	2; 12' x 14'



400 Fairway Ln | BUILDING 3

BUILDING AREA	818,395 SF
OFFICE AREA	3,285 SF
CAR PARKING	359; 17 Evcs
TRAILER PARKING	336
DOCK DOORS	125; 9' x 10'
DRIVE-IN DOORS	4; 12' x 14'



600 Fairway Ln | BUILDING 4

BUILDING AREA	271,348 SF
OFFICE AREA	1,515 SF
CAR PARKING	140; 6 Evcs
TRAILER PARKING	20
DOCK DOORS	34; 9' x 10'
DRIVE-IN DOORS	2; 12' x 14'



800 Fairway Ln | BUILDING 5

BUILDING AREA	277,538 SF
OFFICE AREA	1,515 SF
CAR PARKING	134; 6 Evcs
TRAILER PARKING	10
DOCK DOORS	32; 9' x 10'
DRIVE-IN DOORS	2; 12' x 14'



55 Jake Brown Rd | BUILDING 6

BUILDING AREA	495,086 SF
OFFICE AREA	3,225 SF
CAR PARKING	226
TRAILER PARKING	224
DOCK DOORS	104; 9' x 10'
DRIVE-IN DOORS	4; 12' x 14'



**5 out of 9
BUILDINGS
FULLY LEASED**

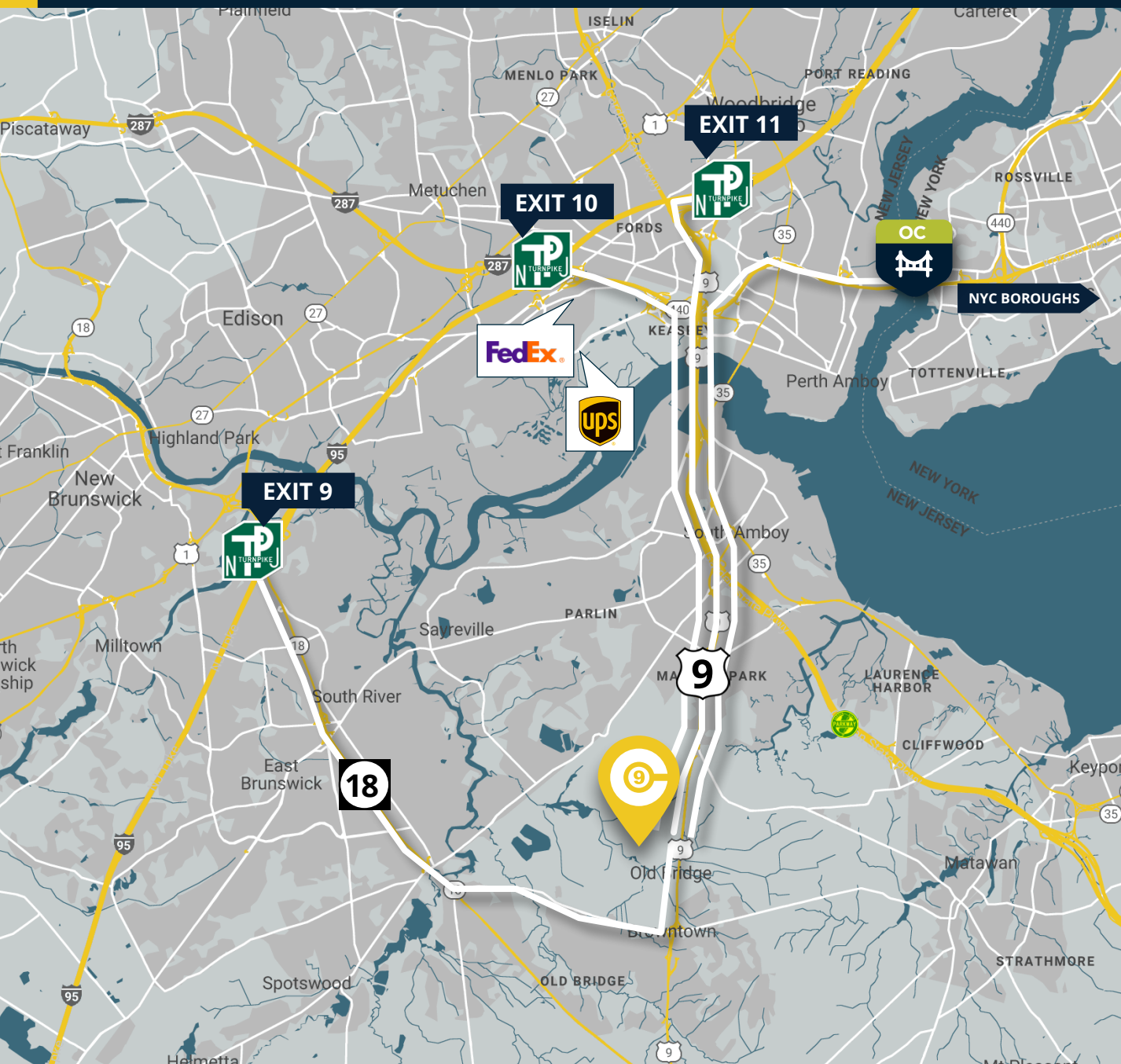
**Next Phase of
Construction Underway**

CENTRAL 9
LOGISTICS PARK

A map of New Jersey highlighting major transportation hubs and travel times. The map shows the state's borders with New York and Pennsylvania. Key locations marked include Trenton, Princeton, Edison, Newark, New York City, and Philadelphia. Major highways (Interstates 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100) and local roads are shown. Major airports (Trenton-Meriden, Princeton, Newark, New York City, Philadelphia) and train stations (NJ Transit, Amtrak) are marked. Two callouts indicate travel times: 'TO NEW YORK CITY: 45 MIN' and 'TO PHILADELPHIA: 75 MIN'. A yellow location pin is placed near Edison, labeled with a circled '9'.

TO PHILADELPHIA: 75 MIN

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.



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

Michael Ugarte

Director

+1 732 690 1588

michael.ugarte@cushwake.com

David Gheriani

Executive Managing Director

+1 732 243 3108

david.gheriani@cushwake.com

Morgan Nitti

Senior Director

+1 908 377 5327

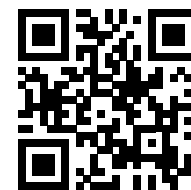
morgan.nitti@cushwake.com

Sydney Greenspan

Associate

+1 973 464 3251

Sydney.Greenspan@cushwake.com



WWW.CENTRAL9NJ.COM