

CALLAHAN BOULEVARD | SAYREVILLE, NJ 08872

# ARSENAL TRADE CENTER

**CBRE**

FOR LEASE

**NEW CONSTRUCTION  
DELIVERING 2023**



**BUILDING 1 284,341 SF | BUILDING 2 341,833 SF | BUILDING 3 451,602 SF**

[WWW.ARSENALTRADECENTER.COM](http://WWW.ARSENALTRADECENTER.COM)



**LEED SILVER CERTIFIED**

**CBRE** Investment  
Management

Trammell Crow Company



# PARK OVERVIEW

THREE-BUILDING CLASS A INDUSTRIAL PARK WITHIN MINUTES OF ROUTES 9, 35, 287, 440, THE OUTERBRIDGE CROSSING AND GARDEN STATE PARKWAY AS WELL AS EXITS 9,10 AND 11 OF THE NEW JERSEY TURNPIKE.



## BUILDING 1

**NOW**

EARLY TENANT ACCESS

**JULY 2023**

SHELL & SPEC OFFICE  
COMPLETION

## BUILDING 2

**OCTOBER 2023**

EARLY TENANT ACCESS

**DECEMBER 2023**

SHELL & SPEC OFFICE  
COMPLETION

## BUILDING 3

**JULY 2023**

EARLY TENANT ACCESS

**SEPTEMBER 2023**

SHELL & SPEC OFFICE  
COMPLETION

# SITE PLAN BUILDING 1



<b>TOTAL BUILDING SF</b>	284,341 SF	<b>COLUMN SPACING</b>	56' X 50' (60' SPEED BAY)	<b>SPRINKLER</b>	ESFR
<b>AVAILABLE SF</b>	284,341 SF	<b>DOCK DOORS</b>	53 (9' X 10') (26 EQUIPPED)	<b>POWER</b>	277/480 VOLT, 3-PHASE, 4-WIRE SERVICE WITH 3,000 AMP SERVICE
<b>SPEC OFFICE SF</b>	± 3,500 SF	<b>DRIVE-IN DOORS</b>	2 (12' X 16')	<b>DELIVERY DATE</b>	JULY 2023
<b>LAND AREA</b>	18.3 ACRES	<b>CAR PARKING</b>	325		
<b>CEILING HEIGHT</b>	40'	<b>TRAILER PARKING</b>	46		





# SITE PLAN BUILDING 2



<b>TOTAL BUILDING SF</b>	341,833 SF	<b>COLUMN SPACING</b>	56' X 50' (60' SPEED BAY)	<b>SPRINKLER</b>	ESFR
<b>AVAILABLE SF</b>	341,833 SF	<b>DOCK DOORS</b>	50 (9' X 10') (26 EQUIPPED)	<b>POWER</b>	277/480 VOLT, 3-PHASE, 4-WIRE SERVICE WITH 4,000 AMP SERVICE
<b>SPEC OFFICE SF</b>	± 4,150 SF	<b>DRIVE-IN DOORS</b>	2 (12' X 16')	<b>DELIVERY DATE</b>	DECEMBER 2023
<b>LAND AREA</b>	23.1 ACRES	<b>CAR PARKING</b>	382		
<b>CEILING HEIGHT</b>	40'	<b>TRAILER PARKING</b>	100		



# SITE PLAN BUILDING 3

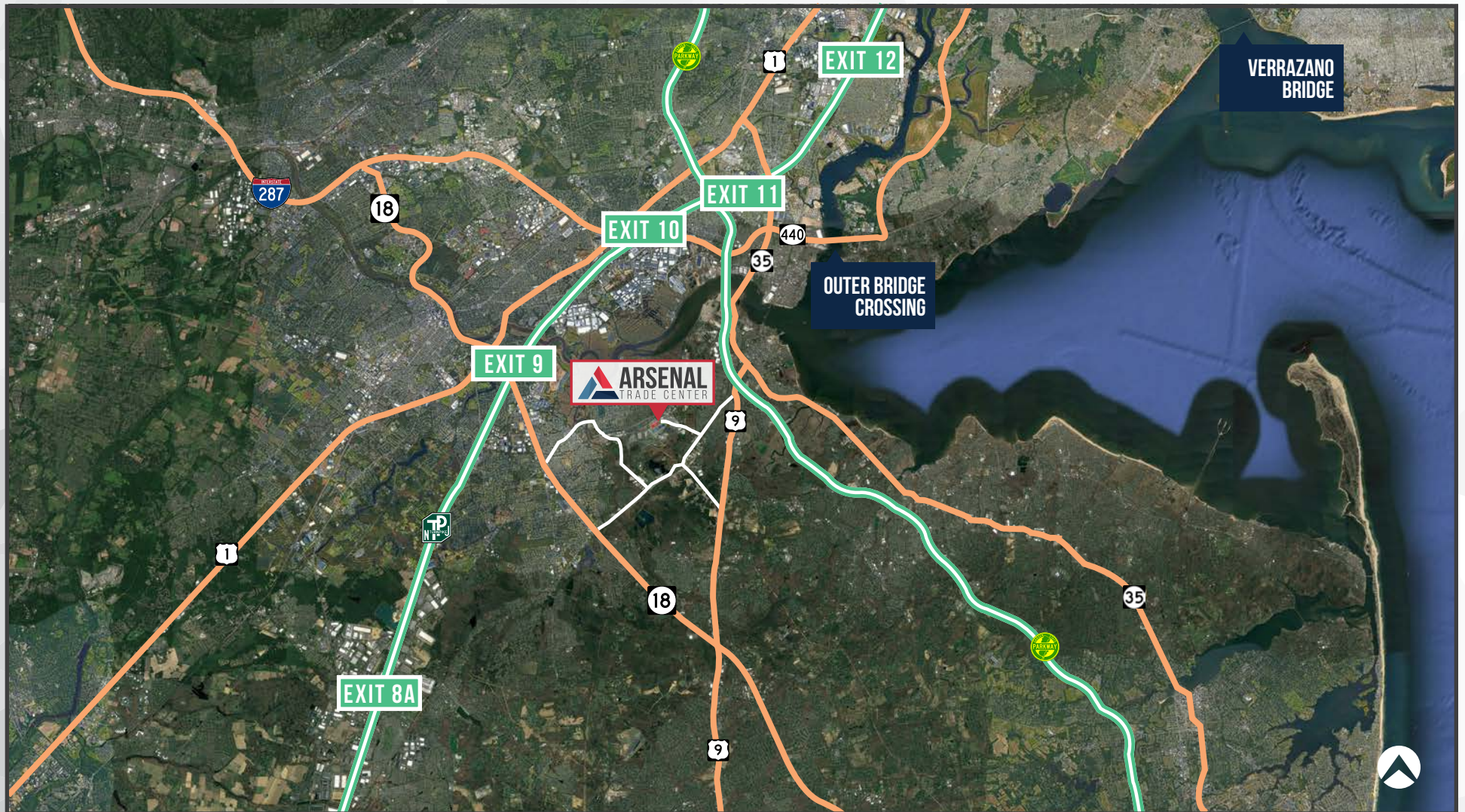


<b>TOTAL BUILDING SF</b>	451,602 SF	<b>COLUMN SPACING</b>	56' X 50' (60' SPEED BAY)	<b>SPRINKLER</b>	ESFR
<b>AVAILABLE SF</b>	451,602 SF	<b>DOCK DOORS</b>	67 (9' X 10') (35 EQUIPPED)	<b>POWER</b>	277/480 VOLT, 3-PHASE, 4-WIRE SERVICE WITH 4,000 AMP SERVICE
<b>SPEC OFFICE SF</b>	± 4,150 SF	<b>DRIVE-IN DOORS</b>	2 (12' X 16')	<b>DELIVERY DATE</b>	SEPTEMBER 2023
<b>LAND AREA</b>	31.4 ACRES	<b>CAR PARKING</b>	299		
<b>CEILING HEIGHT</b>	40'	<b>TRAILER PARKING</b>	126		





# LOCATION SITE HIGHWAY ACCESS



WITHIN MINUTES TO  
MAJOR HIGHWAYS



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## DRIVE TIMES & DEMOGRAPHICS



# 2022 POPULATION

POPULATION	DISTANCE
409,990	25 MI
1,115,275	35 MI
3,126,754	45 MI

## KEY DISTANCES

DESTINATION	DISTANCE
OUTERBRIDGE CROSSING	13 MIN / 9.2 MI
ROUTE 440	15 MIN / 7.2 MI
EXIT 11 / NJTPKE	14 MIN / 8.5 MI
GOETHALS BRIDGE	22 MIN / 17.7 MI
NEWARK LIBERTY INT'L AIRPORT	26 MIN / 20.8 MI
VERRAZANO-NARROWS BRIDGE	32 MIN / 25.5 MI
PORTS NEWARK / ELIZABETH	35 MIN / 25.9 MI
HOLLAND TUNNEL	44 MIN / 31.0 MI
LINCOLN TUNNEL	52 MIN / 33.1 MI



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