

CALLAHAN BOULEVARD | SAYREVILLE, NJ 08872

ARSENAL TRADE CENTER

CBRE

**30-YEAR TAX
PILOT IN PLACE**

**SOLAR POWER
AVAILABLE**



BUILDING 3
451,916 SF
AVAILABLE NOW

BUILDING 1
83,259 SF - 285,000 SF
AVAILABLE NOW

BUILDING 2
LEASED

FOR LEASE | BUILDING 1 285,000 SF | BUILDING 3 451,916 SF

ARSENALTRADECENTER.COM



LEED GOLD CERTIFIED

CBRE Investment Management

Trammell Crow Company

PARK OVERVIEW

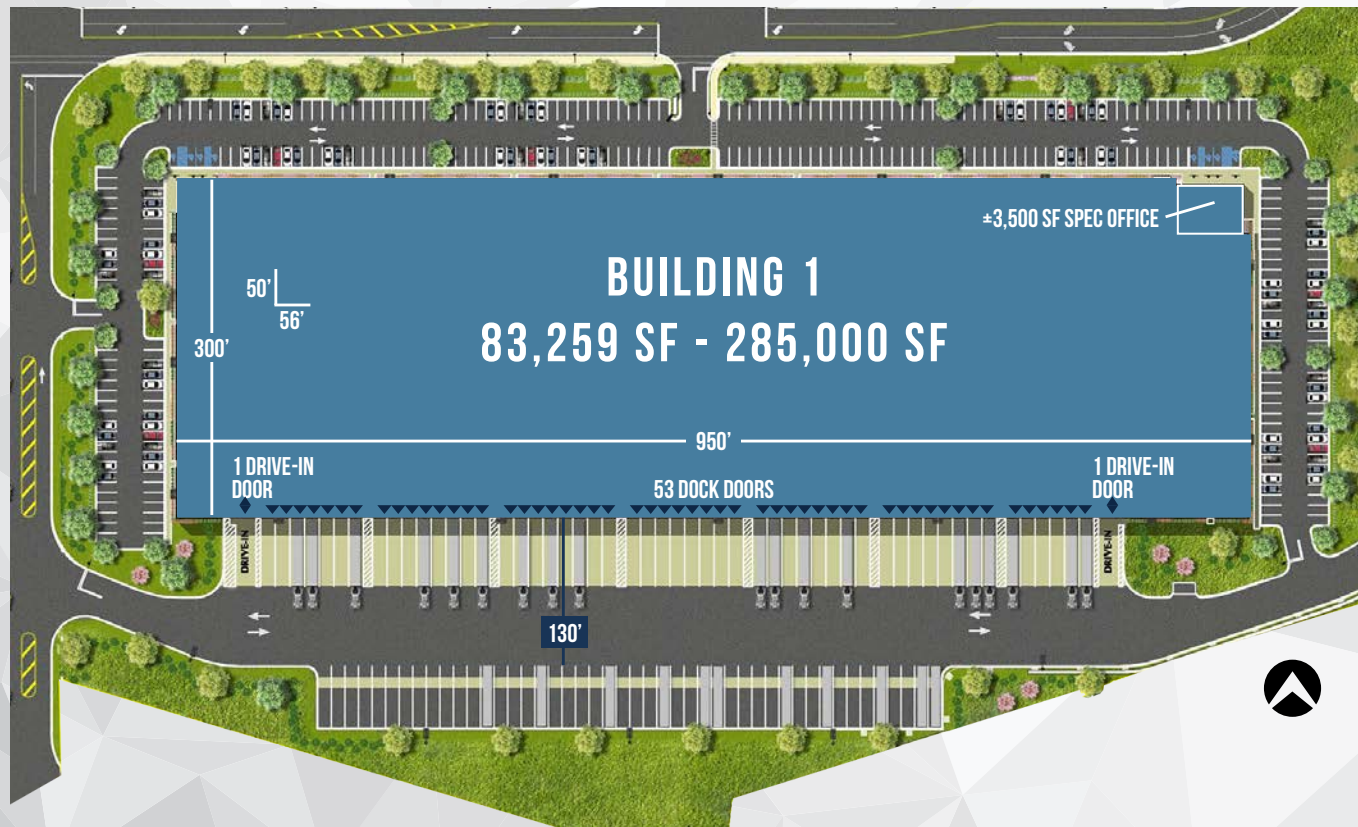
THREE-BUILDING CLASS A INDUSTRIAL PARK WITHIN MINUTES OF ROUTES 9, 35, 287, 440, THE OUTERBRIDGE CROSSING AND GARDEN STATE PARKWAY AS WELL AS EXITS 9, 10 AND 11 OF THE NEW JERSEY TURNPIKE.



SITE PLAN BUILDING 1

49 CALLAHAN BOULEVARD, SAYREVILLE, NJ 08872

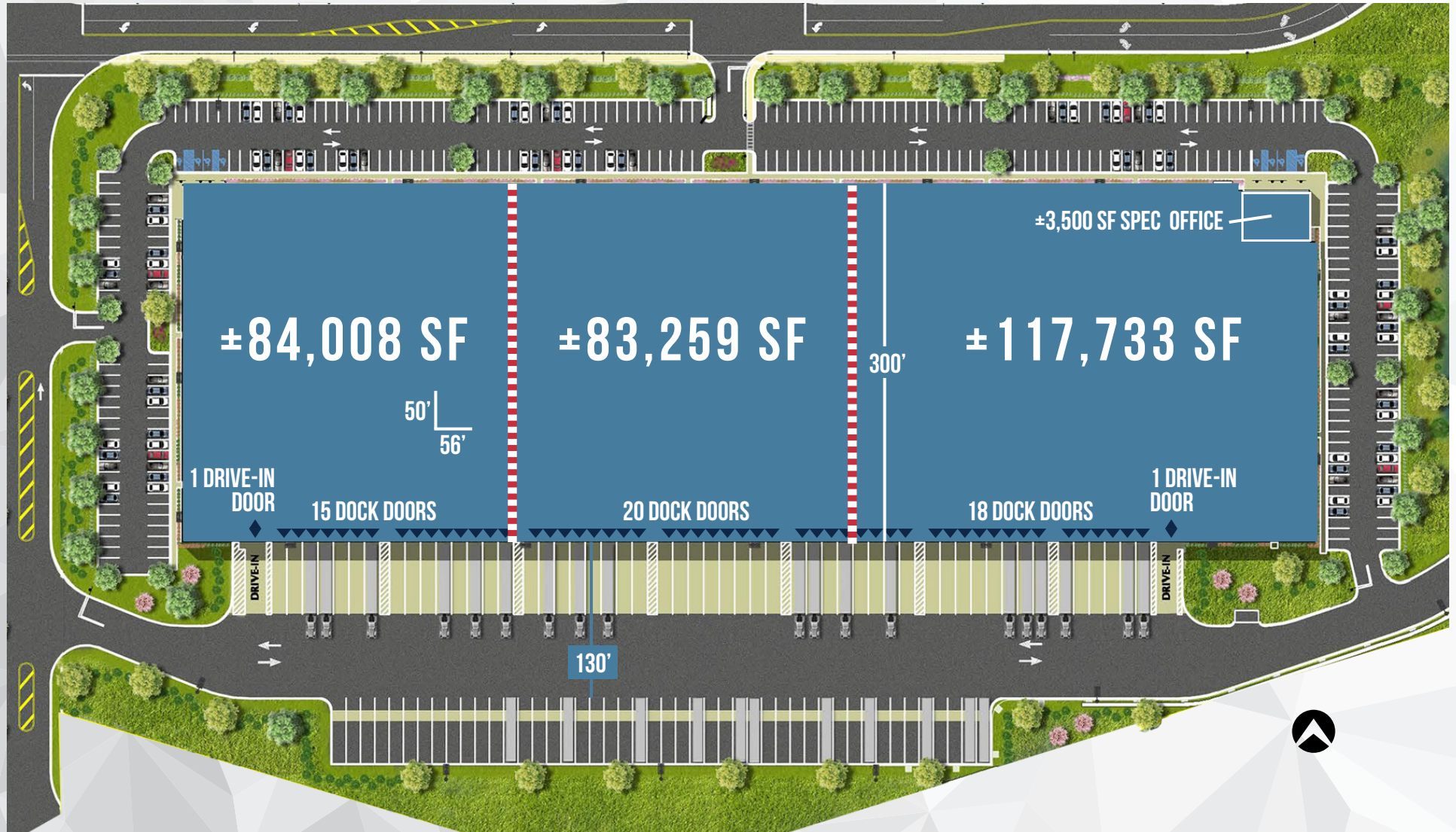
TOTAL BUILDING SF	± 285,000 SF	DOCK DOORS	53 (9' X 10') (FULLY EQUIPPED)	POWER	277/480 VOLT, 3-PHASE, 4-WIRE SERVICE WITH 3,000 AMPS
AVAILABLE SF	± 83,259 SF - ± 285,000 SF	DRIVE-IN DOORS	2 (12' X 16')	SOLAR POWER	2,684.65 KW-DC
SPEC OFFICE SF	± 3,500 SF	CAR PARKING	325	OCCUPANCY	IMMEDIATE
LAND AREA	18.3 ACRES	TRAILER PARKING	46	TAX PILOT	30-YEAR
CEILING HEIGHT	40'	SPRINKLER	ESFR		
COLUMN SPACING	56' X 50' (60' SPEED BAY)				



SITE PLAN BUILDING 1

49 CALLAHAN BOULEVARD, SAYREVILLE, NJ 08872

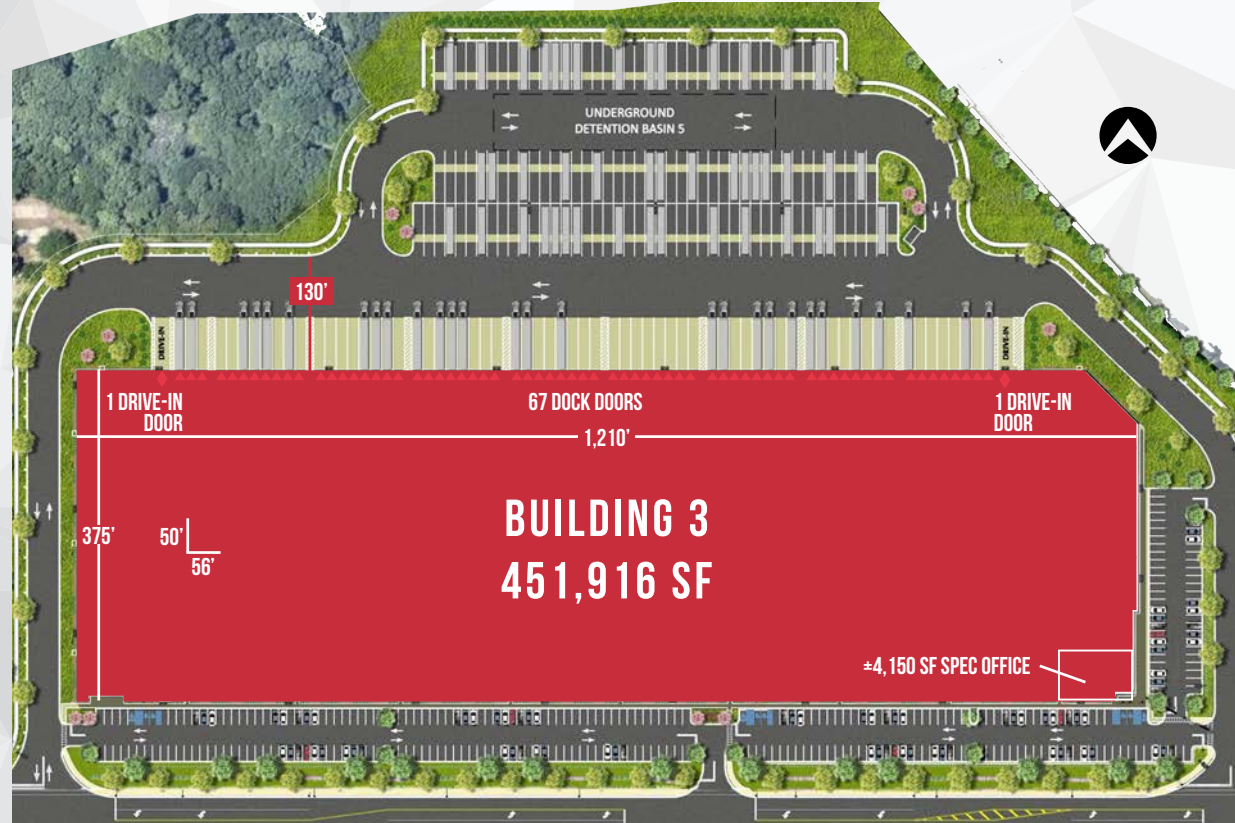
DIVISION OPTIONS



SITE PLAN BUILDING 3

76 CALLAHAN BOULEVARD, SAYREVILLE, NJ 08872

TOTAL BUILDING SF	451,916 SF	DOCK DOORS	67 (9' X 10') (FULLY EQUIPPED)	POWER	277/480 VOLT, 3-PHASE, 4-WIRE SERVICE WITH 4,000 AMPS
AVAILABLE SF	451,916 SF	DRIVE-IN DOORS	2 (12' X 16')	SOLAR POWER	4506.16 KW-DC
SPEC OFFICE SF	± 4,150 SF	CAR PARKING	299	OCCUPANCY	IMMEDIATE
LAND AREA	31.4 ACRES	TRAILER PARKING	126	TAX PILOT	30-YEAR
CEILING HEIGHT	40'	SPRINKLER	ESFR		
COLUMN SPACING	56' X 50' (60' SPEED BAY)				

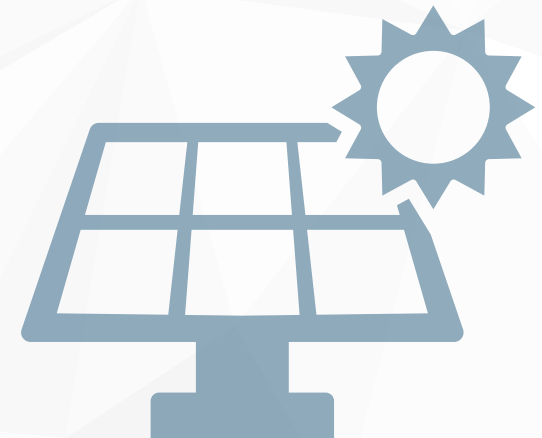


THE ARSENAL TRADE CENTER COMMUNITY SOLAR PROJECT

The Arsenal Trade Center community solar project will provide 10.7 megawatts of generating capacity across three buildings and produce approximately 12.6 million kilowatt hours of clean electricity annually. Tenants of Arsenal Trade Center may purchase up to 30% of the power generated by the project (approximately 3.78 million kilowatt hours annually) at a 10% discount to the prevailing utility rate during their occupancy.

FAQs

- Anticipated Power Turn On - January 2026
- System Sizing Per Building:
 - » Building 1 - 2,684.65 kW-DC
 - » Building 2 - 3,488.64 kW-DC
 - » Building 3 - 4506.16 kW-DC

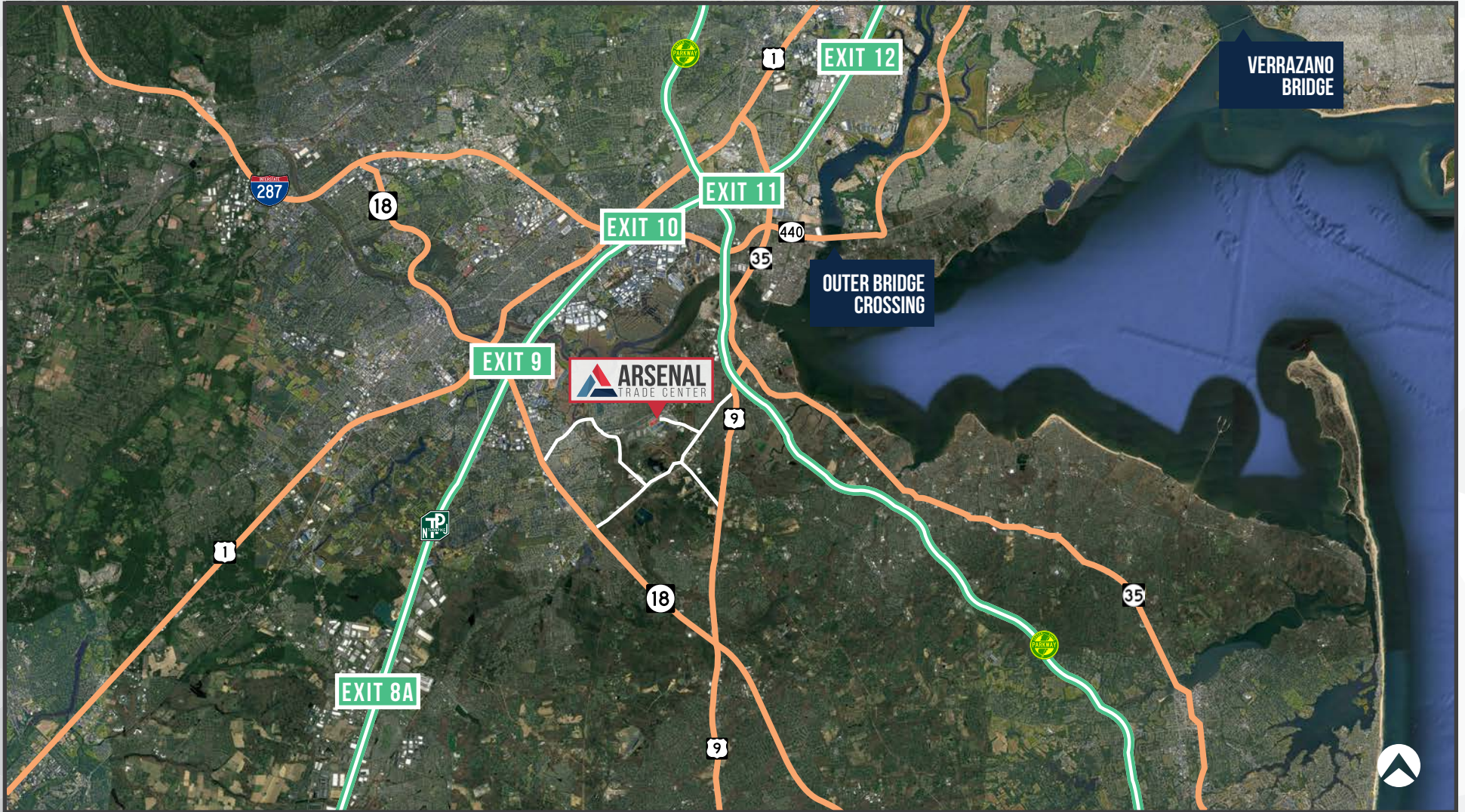


VIDEO TOURS

CLICK THE **PLAY BUTTONS** BELOW TO VIEW OUR LATEST VIDEO TOURS!



LOCATION SITE HIGHWAY ACCESS



WITHIN MINUTES TO
MAJOR HIGHWAYS



LOCATION DRIVE TIMES & DEMOGRAPHICS



2022 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



ARSENAL TRADE CENTER

CALLAHAN BOULEVARD | SAYREVILLE, NJ 08872

ARSENALTRADECENTER.COM



CBRE Investment
Management

Trammell Crow Company



LEED GOLD CERTIFIED

CONTACT US

THOMAS F. MONAHAN
VICE CHAIRMAN

O +1 201 712 5610

C +1 973 568 6614

THOMAS.MONAHAN@CBRE.COM

LARRY SCHIFFENHAUS
EXECUTIVE VICE PRESIDENT

O +1 201 712 5809

C +1 201 532 5092

LARRY.SCHIFFENHAUS@CBRE.COM

BRIAN GOLDEN
EXECUTIVE VICE PRESIDENT

O +1 201 712 5607

C +1 732 284 8451

BRIAN.GOLDEN@CBRE.COM

ANDREW GUNST
SENIOR ASSOCIATE

O +1 201 712 5649

C +1 908 642 1415

ANDREW.GUNST@CBRE.COM

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE