

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**  
**184,500 SF**  
**AVAILABLE NOW**

**BUILDING 2**  
**LEASED**

**FOR LEASE | BUILDING 1 184,500 SF | BUILDING 3 451,916 SF**

[ARSENALTRADECENTER.COM](http://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, GARDEN STATE PARKWAY AND EXITS 9, 10 AND 11 OF THE NEW JERSEY TURNPIKE.

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# SITE PLAN BUILDING 1

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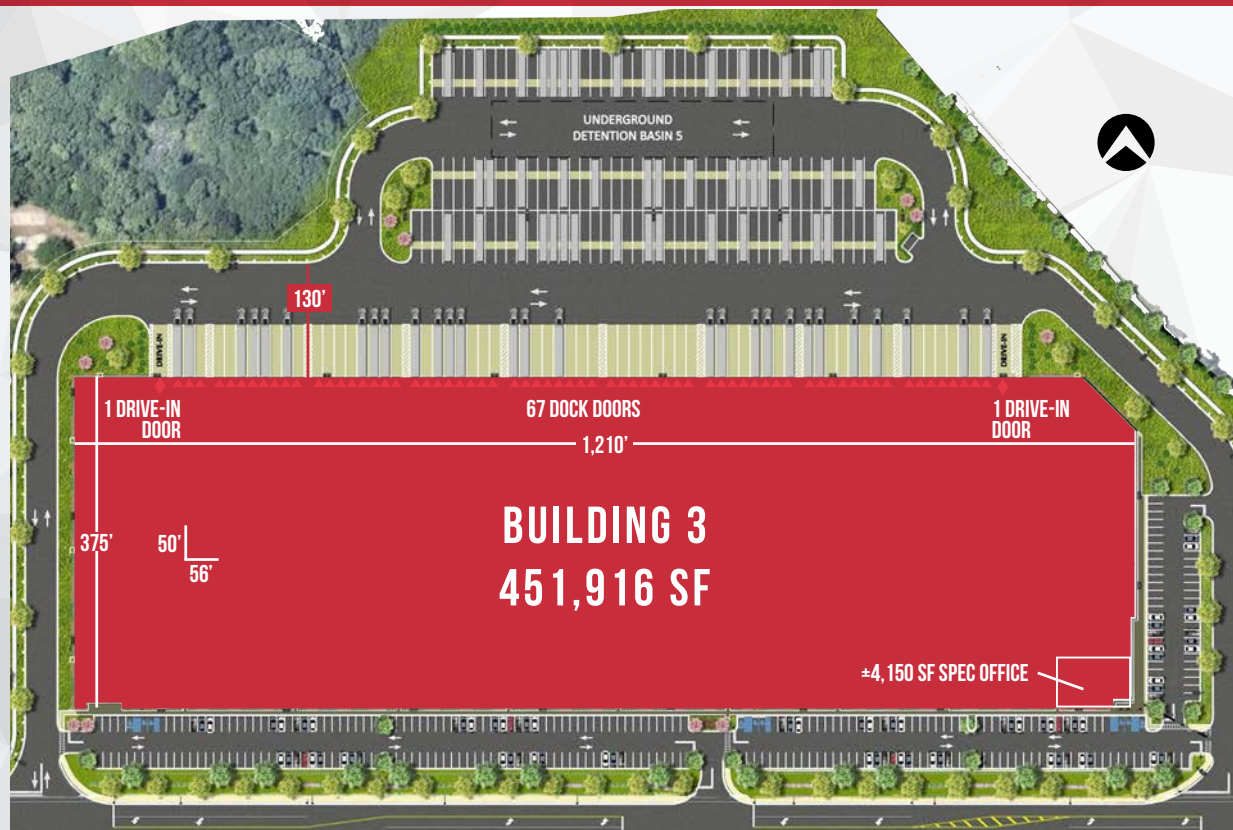
TOTAL BUILDING SF	± 285,000 SF	DOCK DOORS	35 (9' X 10') (FULLY EQUIPPED)	POWER	277/480 VOLT, 3-PHASE, 4-WIRE SERVICE WITH 3,000 AMPS
AVAILABLE SF	± 184,500 SF	DRIVE-IN DOORS	1 (12' X 16')	SOLAR POWER	2,684.65 KW-DC
SPEC OFFICE SF	± 3,500 SF	CAR PARKING	275	OCCUPANCY	IMMEDIATE
LAND AREA	18.3 ACRES	TRAILER PARKING	36	TAX PILOT	30-YEAR
CEILING HEIGHT	40'	SPRINKLER	ESFR		
COLUMN SPACING	56' X 50' (60' SPEED BAY)				



# 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)				



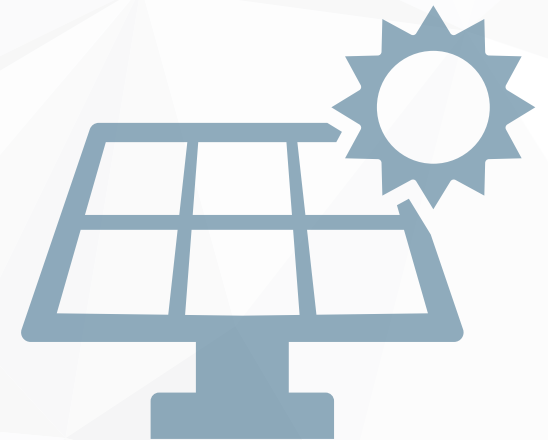
# THE ARSENAL TRADE CENTER COMMUNITY SOLAR PROJECT



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

- 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

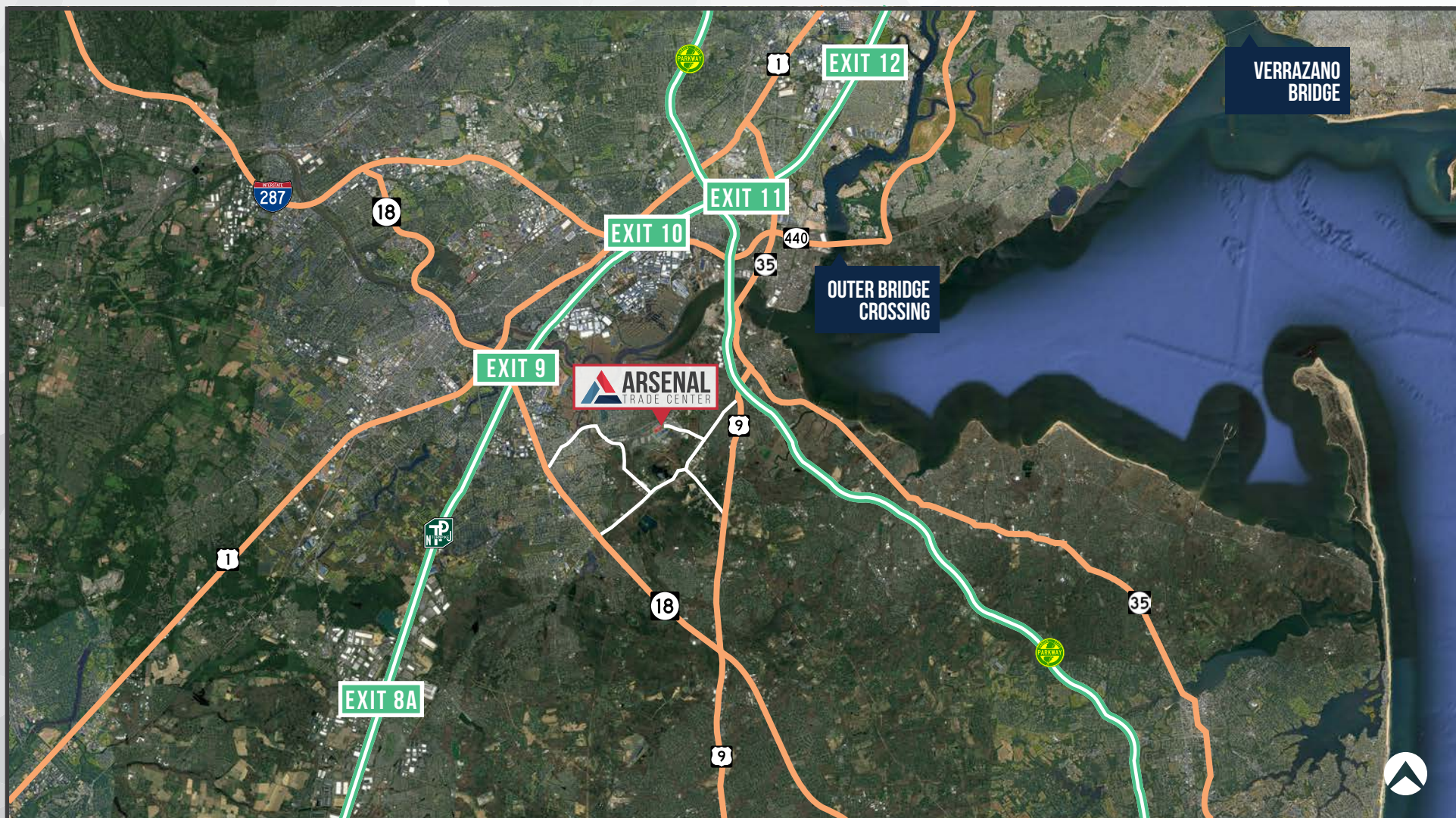
CLICK THE **PLAY BUTTONS** BELOW TO VIEW OUR LATEST VIDEO TOURS!





# LOCATION SITE HIGHWAY ACCESS

**ARSENAL**  
TRADE CENTER  
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WITHIN MINUTES TO  
MAJOR HIGHWAYS



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# 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





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