

CALLAHAN BOULEVARD | SAYREVILLE, NJ 08872



# ARSENAL TRADE CENTER

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.



# SITE PLAN BUILDING 1

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**TOTAL BUILDING SF** ± 285,000 SF  
**AVAILABLE SF** ± 184,500 SF  
**SPEC OFFICE SF** ± 3,500 SF  
**LAND AREA** 18.3 ACRES  
**CEILING HEIGHT** 40'  
**COLUMN SPACING** 56' X 50' (60' SPEED BAY)

**DOCK DOORS** 35 (9' X 10')  
**(FULLY EQUIPPED)**  
**DRIVE-IN DOORS** 1 (12' X 16')  
**CAR PARKING** 275  
**TRAILER PARKING** 36  
**SPRINKLER** ESFR

**POWER** 277/480 VOLT, 3-PHASE,  
 4-WIRE SERVICE WITH  
 3,000 AMPS  
**SOLAR POWER** 2,684.65 KW-DC  
**OCCUPANCY** IMMEDIATE  
**TAX PILOT** 30-YEAR

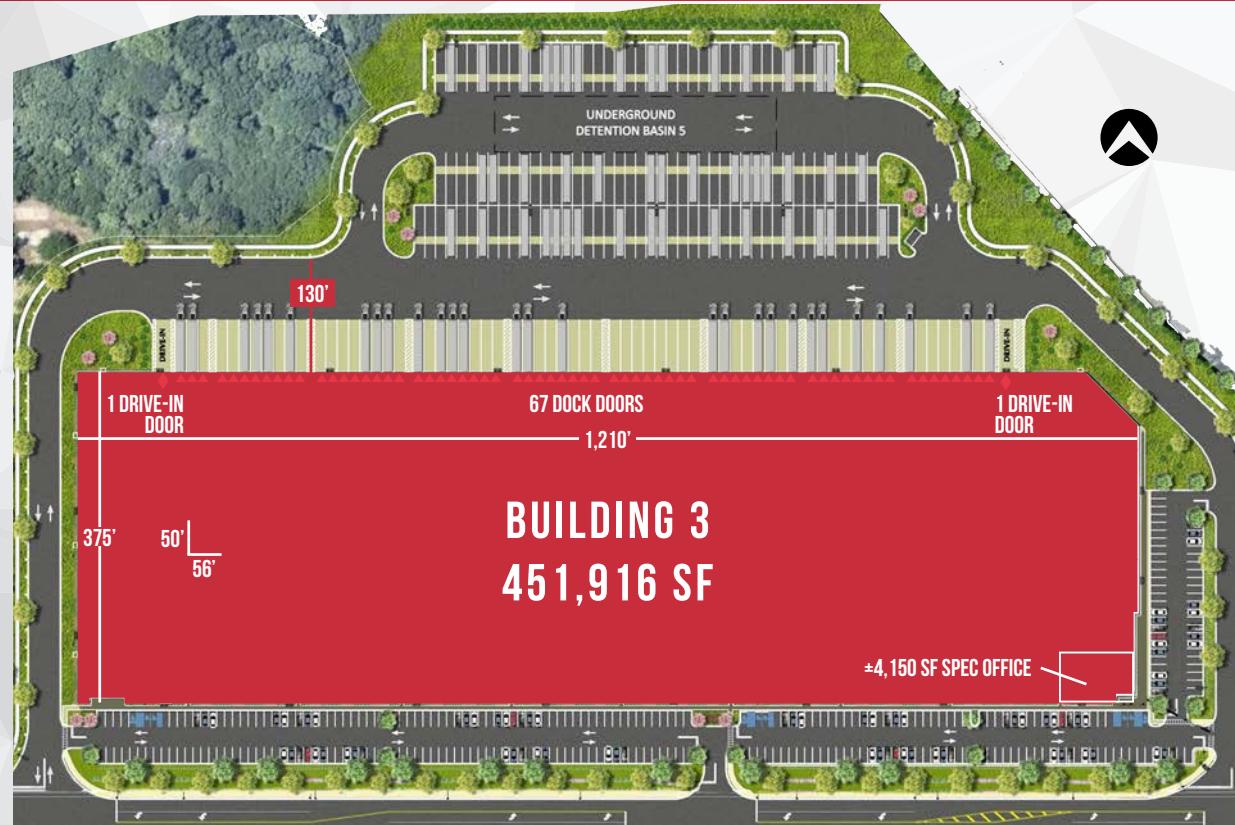


# SITE PLAN BUILDING 3

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



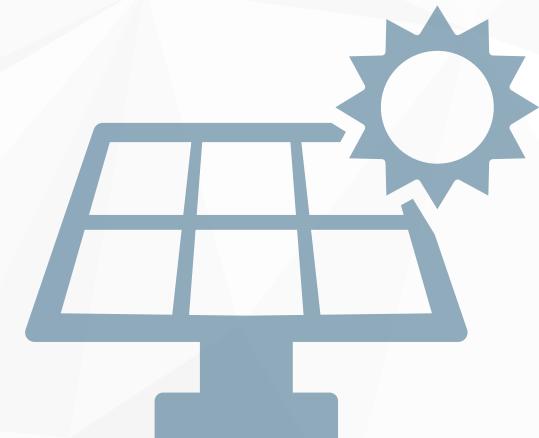
# THE ARSENAL TRADE CENTER COMMUNITY SOLAR PROJECT



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



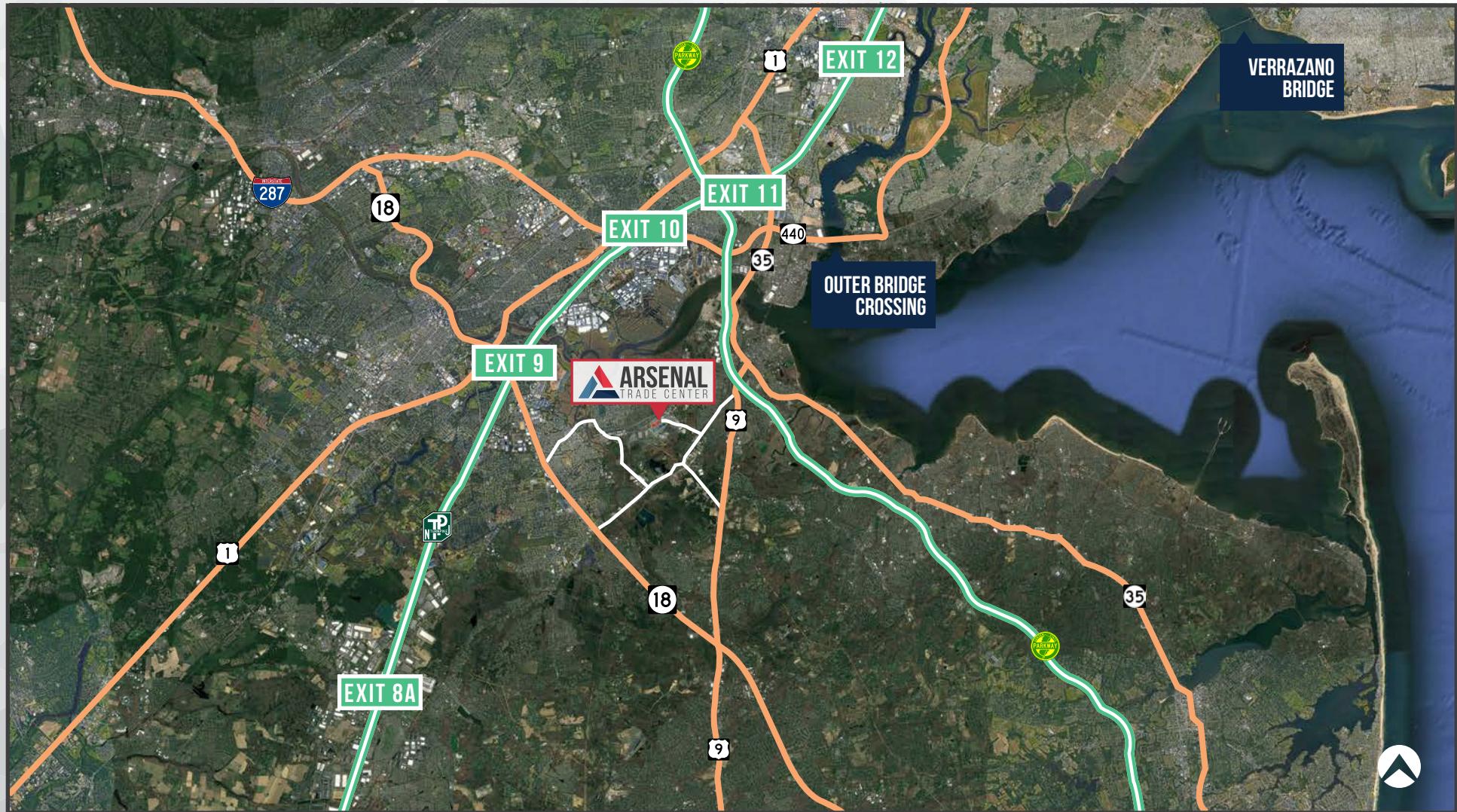
# VIDEO TOURS



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



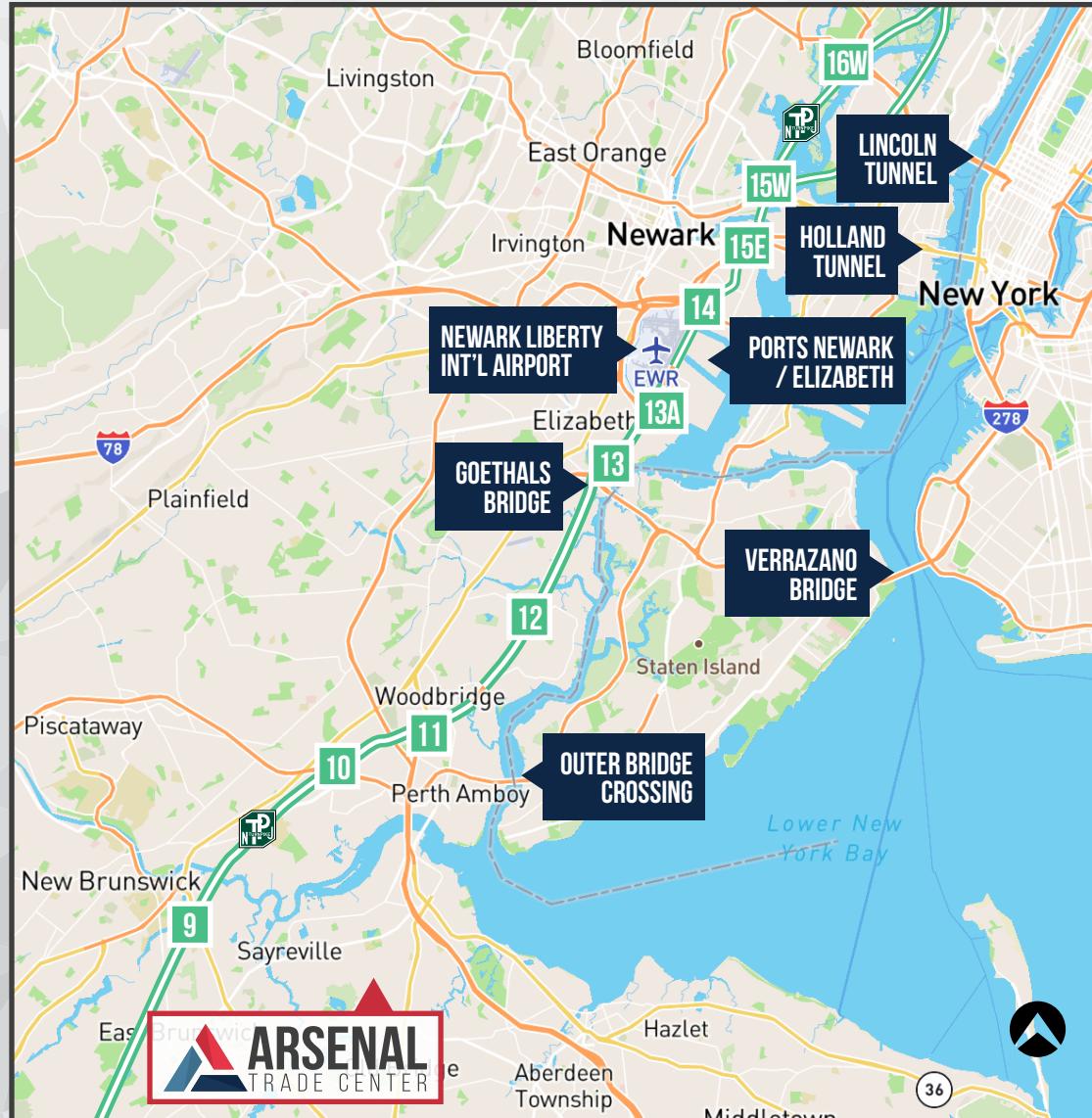
# LOCATION SITE HIGHWAY ACCESS



WITHIN MINUTES TO  
MAJOR HIGHWAYS



# LOCATION DRIVE TIMES & DEMOGRAPHICS



## 2022 POPULATION

DISTANCE
409,990
1,115,275
3,126,754

## 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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