

**CBRE**

CALLAHAN BOULEVARD | SAYREVILLE, NJ 08872

# ARSENAL TRADE CENTER

**30-YEAR TAX  
PILOT IN PLACE**

**SOLAR POWER  
AVAILABLE**



**BUILDING 3  
LEASED**

**BUILDING 2  
LEASED**

**BUILDING 1  
100,501 SF  
AVAILABLE NOW**

**FOR LEASE | BUILDING 1 100,501 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.



**BUILDING 3  
LEASED**

**BUILDING 2  
LEASED**

**LEASED**

**BUILDING 1  
100,501 SF**

**+3,500 SF  
SPEC OFFICE**



# SITE PLAN BUILDING 1

49 CALLAHAN BOULEVARD, SAYREVILLE, NJ 08872

TOTAL BUILDING SF	± 285,000 SF	DOCK DOORS	14 (9' X 10') (FULLY EQUIPPED)	POWER	277/480 VOLT, 3-PHASE, 4-WIRE SERVICE WITH 3,000 AMPS
AVAILABLE SF	± 100,501 SF	DRIVE-IN DOORS	1 (12' X 16')	SOLAR POWER	2,684.65 KW-DC
SPEC OFFICE SF	± 3,500 SF	CAR PARKING	± 180	OCCUPANCY	IMMEDIATE
LAND AREA	18.3 ACRES	TRAILER PARKING	24	TAX PILOT	30-YEAR
CEILING HEIGHT	40'	SPRINKLER	ESFR		
COLUMN SPACING	56' X 50' (60' SPEED BAY)				

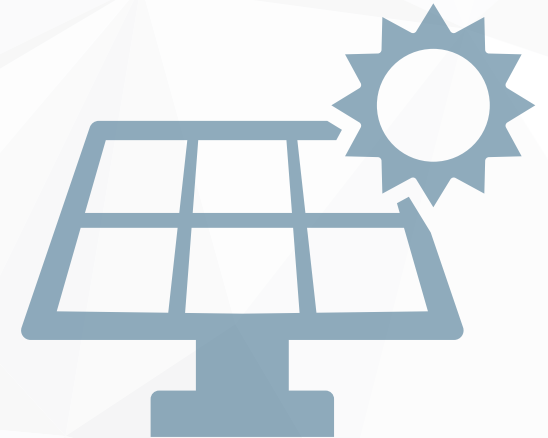


# THE ARSENAL TRADE CENTER COMMUNITY SOLAR PROJECT

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 BUTTON** BELOW TO VIEW OUR LATEST VIDEO TOUR!



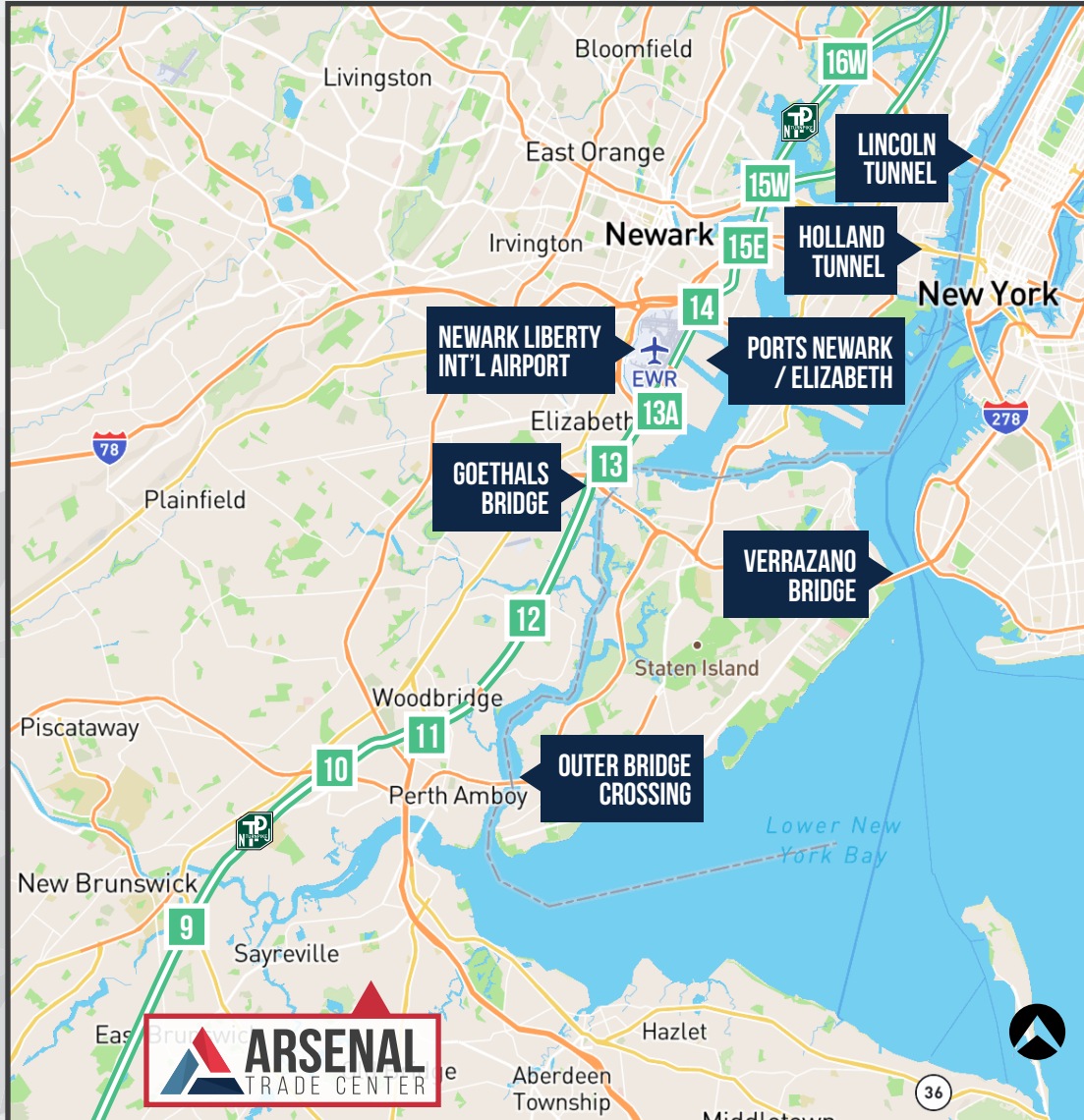
# LOCATION SITE HIGHWAY ACCESS



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



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