

79 RANDOLPH RD HOWELL, NJ

DATA CENTER / HEAVY POWER / INDUSTRIAL
REDEVELOPMENT OPPORTUNITY





The information contained in this Offering Memorandum is proprietary and strictly confidential. It is furnished solely for the purpose of review by a prospective purchaser of the Subject Property and is not to be used for any other purposes or made available to any person without the expressed written consent of the Seller or Binswanger.

The information in this prospectus has been compiled from sources deemed to be reliable. However, neither the information nor the reliability of their sources are guaranteed by Binswanger or the Seller. Neither Binswanger nor the Seller have verified, and will not verify, any of the information contained herein. Neither Binswanger nor the Seller makes any representation or warranty whatsoever regarding the accuracy or completeness of the information provided herein.

A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the Property without reliance on this or any other confidential information, written or verbal, from Binswanger or the Seller.

This Confidential Offering Memorandum does not constitute an offer to accept any sale proposal but is merely a solicitation of interest with respect to the sale described herein. This Confidential Offering Memorandum does not constitute an offer of security.

Prospective purchasers are recommended to seek professional advice. This includes legal, tax, environmental, engineering and others as deemed necessary relative to a purchase of this Property. All the information is also subject to market conditions and the state of the economy, especially the economy as it relates to real estate is subject to volatility. The Owner (Seller) expressly reserves the right, at its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party, at any time, with or without written notice. The Seller and Binswanger reserve the right to negotiate with one or more prospective purchasers at any time.

Only a fully executed Real Estate Purchase Agreement, approved by the Seller, shall bind the property. A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or the information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in a fully-executed Real Estate Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against the Seller or Binswanger or any of their affiliates, officers, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

Each prospective purchaser and/or broker proceeds at their own risk.

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INVESTMENT SUMMARY





Binswanger is pleased to exclusively offer for sale, 79 Randolph Road in Howell, New Jersey – **a premier ±20-acre redevelopment opportunity located in the heart of Monmouth County.**

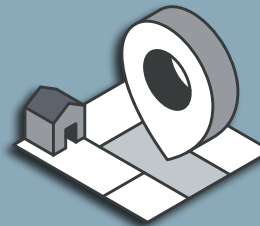
Strategically positioned within one of the Northeast’s most robust energy and logistics corridors, the property offers substantial infrastructure, potential significant on-site power capacity, and proximity to major grid and fiber assets. With evolving statewide initiatives aimed at renewable energy, data capacity, and resiliency, this site is uniquely positioned for data center development, battery energy storage systems (BESS), or advanced manufacturing.



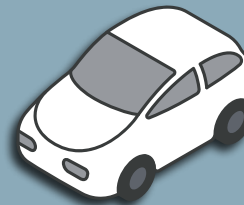
Immediate access to the recently upgraded Larrabee Substation, and proximity to the Cable Landing Station in Wall Township



±70,000 SF crane-served facility with heavy infrastructure in place

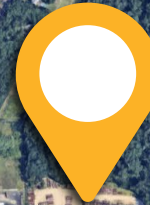


Significant land availability with redevelopment flexibility



Located within 60 miles of New York City and Philadelphia, with excellent highway access via I-195, Garden State Parkway, and NJ Turnpike

PROPERTY OVERVIEW





SITE AREA	±20 acres
EXISTING BUILDING	±70,000 SF steel manufacturing facility
CRANE INFRASTRUCTURE	25 overhead cranes (5 – 25 ton capacity) 25 modern welding stations Shupper-Brickle 25 & 20 ton overhead cranes Multiple 5, 7, 10 ton cranes and 5-ton hoists
BLOCK & LOT	38 / 2, 2.01, 3
TOPOGRAPHY	Generally level
PARKING	±60 marked surface spaces
FRONTAGE	±1,006'
LOADING	Thirteen (13) drive-in doors
WETLANDS	±8.14 acres (northeast portion of site)
ESTIMATED 2025 TAXES	\$85,923.61

PROPERTY OVERVIEW



LOCATION OVERVIEW

MONMOUTH COUNTY, NJ

Monmouth County represents a critical junction in the Northeast Corridor — between New York City and Philadelphia — and is increasingly a hub for energy, infrastructure, and logistics development.

Direct access to Port Newark–Elizabeth, Newark Liberty International Airport, and major interstate corridors

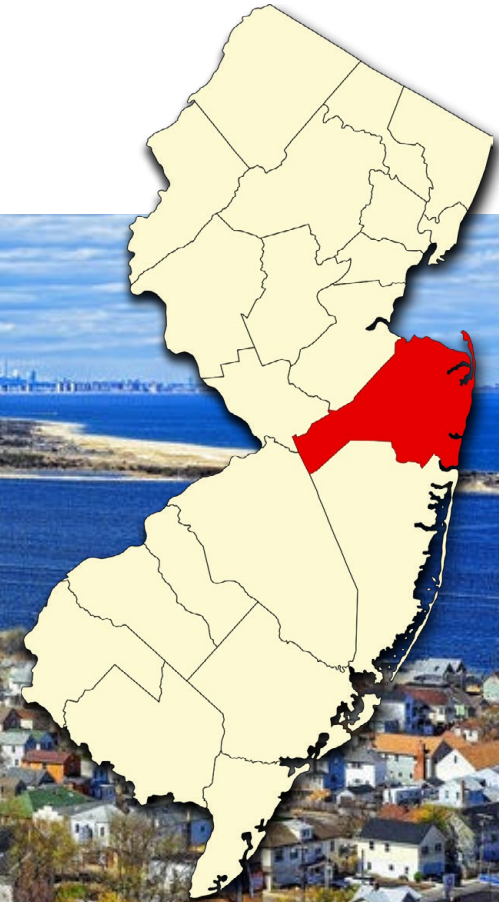
Supported by the New Jersey Clean Energy Corridor initiative, driving enhancements to grid infrastructure

Recent upgrades at Larrabee Substation

New high-capacity transmission by Mid-Atlantic Offshore Development (MAOD)

Increased grid resilience for renewable energy integration and heavy power users

With regional demand for data infrastructure, AI compute, and electrified industrial operations rising sharply, Monmouth County is attracting power-reliant users seeking long-term scalability and grid stability.

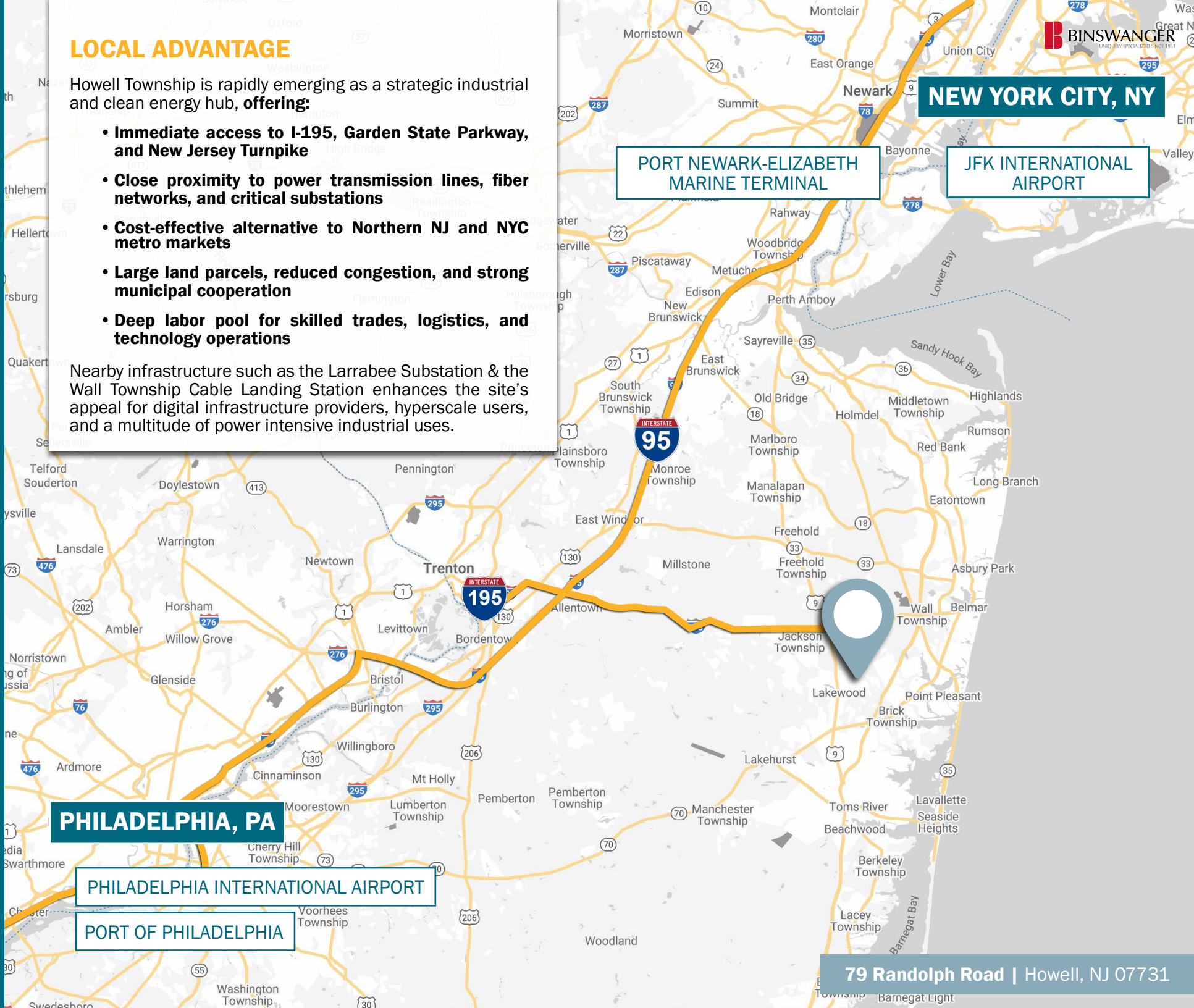


LOCAL ADVANTAGE

Howell Township is rapidly emerging as a strategic industrial and clean energy hub, offering:

- **Immediate access to I-195, Garden State Parkway, and New Jersey Turnpike**
- **Close proximity to power transmission lines, fiber networks, and critical substations**
- **Cost-effective alternative to Northern NJ and NYC metro markets**
- **Large land parcels, reduced congestion, and strong municipal cooperation**
- **Deep labor pool for skilled trades, logistics, and technology operations**

Nearby infrastructure such as the Larrabee Substation & the Wall Township Cable Landing Station enhances the site's appeal for digital infrastructure providers, hyperscale users, and a multitude of power intensive industrial uses.



NEW YORK CITY, NY

PORT NEWARK-ELIZABETH MARINE TERMINAL

JFK INTERNATIONAL AIRPORT

PHILADELPHIA, PA

PHILADELPHIA INTERNATIONAL AIRPORT

PORT OF PHILADELPHIA

79 Randolph Road | Howell, NJ 07731

LARRABEE SUBSTATION UPGRADE

79 Randolph Road is located just minutes from the Larrabee Substation—New Jersey’s designated offshore wind transmission hub—positioning the site at the epicenter of the state’s high-capacity power infrastructure. This proximity offers a potential significant advantage for users with large power requirements, such as data centers, battery energy storage systems (BESS), or advanced manufacturing operations, by enabling access to enhanced grid reliability and scalable transmission capacity tied to over \$1 billion in planned energy infrastructure upgrades.



MAJOR OFFSHORE WIND HUB



Larrabee Substation is being expanded into a central connection point for New Jersey’s offshore wind projects—supporting up to 6.4 GW initially, and scalable toward 11 GW by 2040.

IMPROVED GRID RELIABILITY



New transmission lines and equipment upgrades will enhance grid resilience and help manage growing regional energy demand.

STRATEGIC, STATE-LED PLANNING



This is part of New Jersey’s first coordinated transmission strategy, designed to reduce costs, avoid duplicative infrastructure, and streamline the connection of clean energy to the grid.

\$1 BILLION+ INFRASTRUCTURE INVESTMENT



The project includes a new collector station and major upgrades to nearby power lines and substations, with over \$1 billion in combined investment by JCP&L and other utility partners.

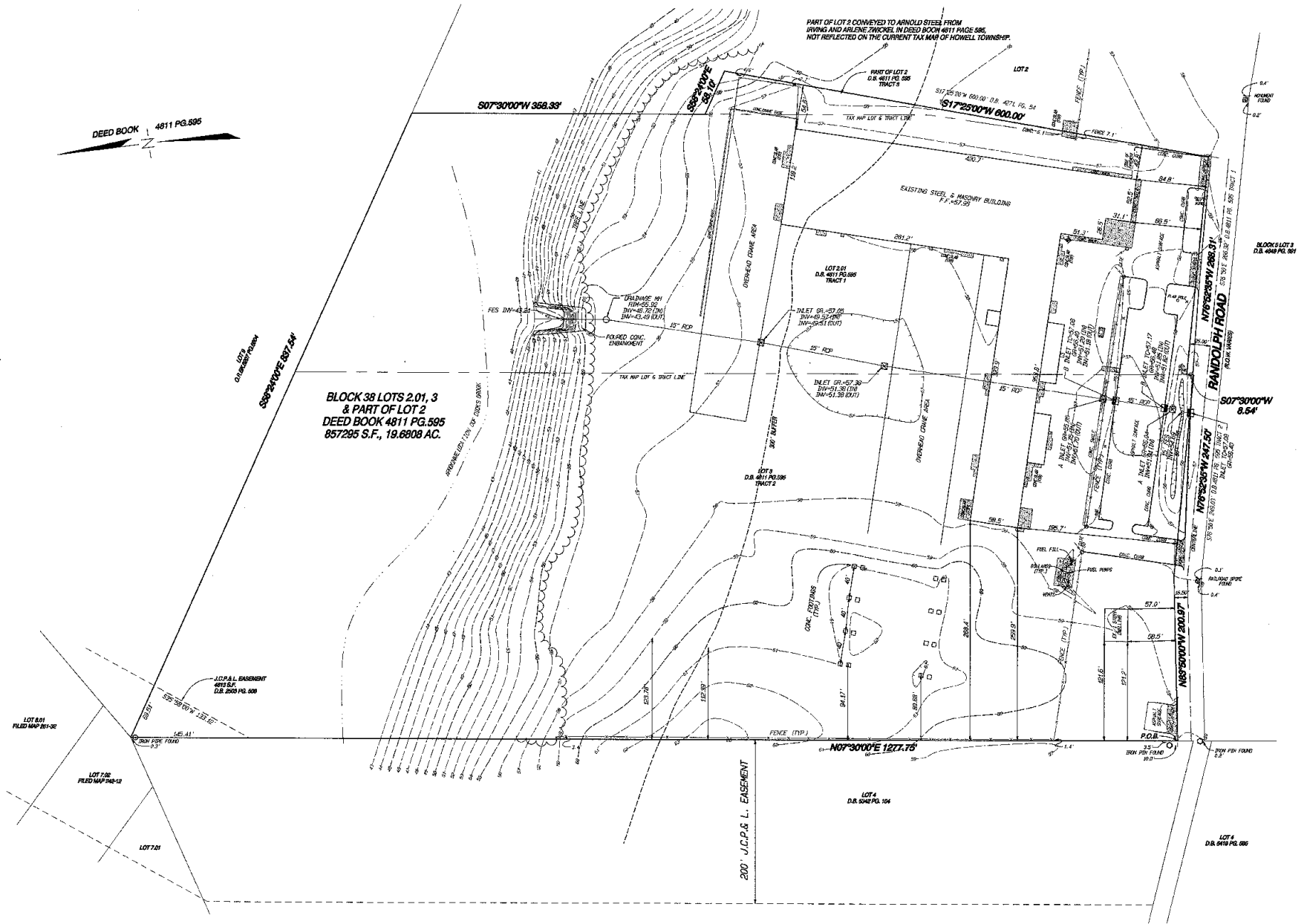
DESIGNED FOR HIGH-CAPACITY POWER FLOW



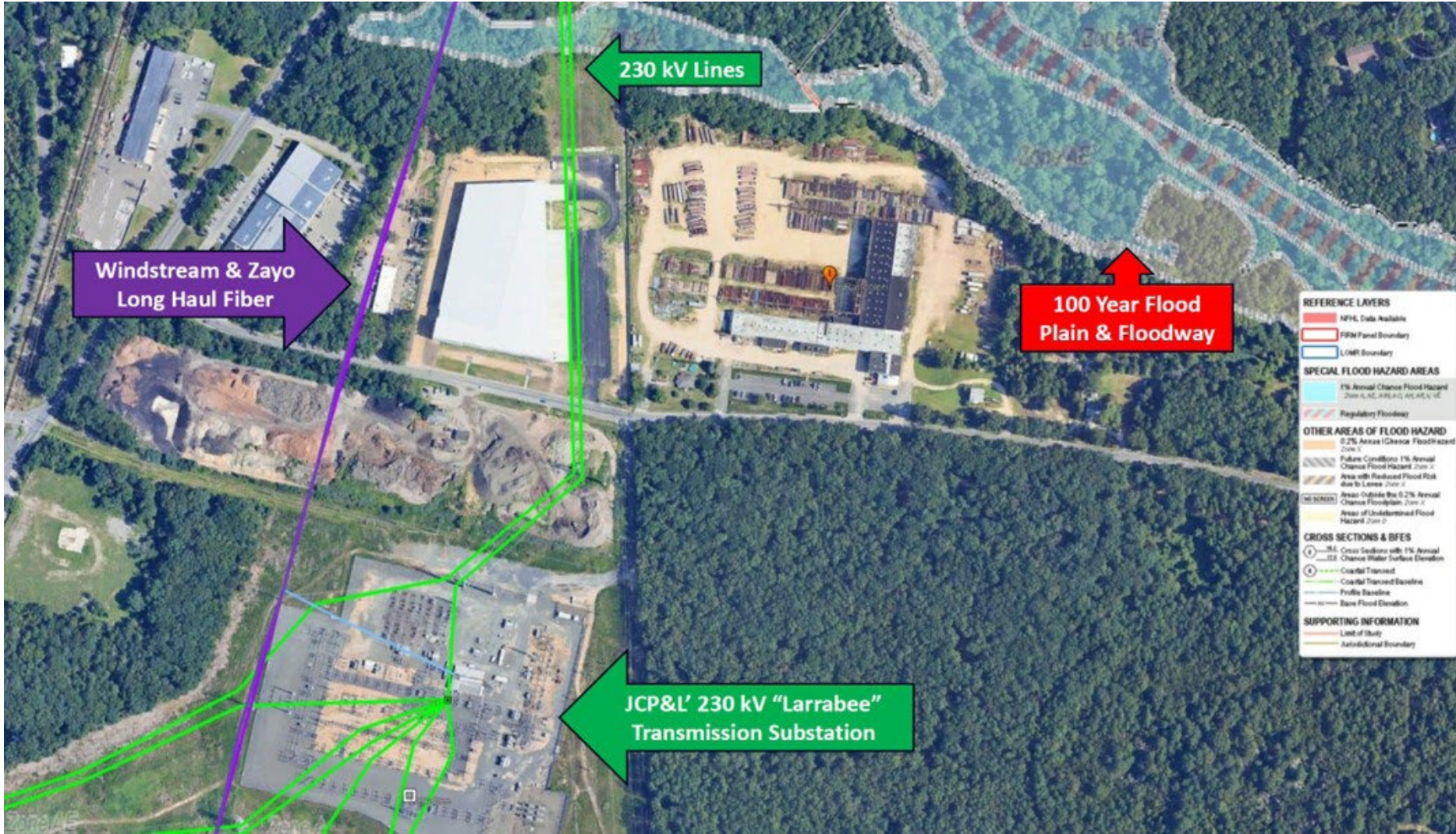
The upgraded site will handle large volumes of renewable energy and distribute it efficiently across New Jersey’s power grid.

PROPERTY SITE PLANS

PROPERTY SITE PLAN

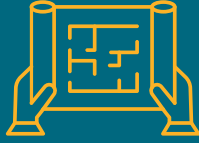


POWER LINE PLAN



ZONING & DEVELOPMENT POTENTIAL

THE PROPERTY'S CURRENT SED-2 ZONING DESIGNATION SUPPORTS SEVERAL INDUSTRIAL, MANUFACTURING, AND UTILITY-SCALE ENERGY USES, WITH POTENTIAL FOR:



Hyperscale or colocation
data center campus



Grid-tied or behind-the-meter
BESS / energy storage



Advanced manufacturing or
AI/quantum computing hubs



Warehouse and logistics
redevelopment



SUMMARY OF OFFER PROCESS





Binswanger is advising Ownership regarding the disposition of the property located at 79 Randolph Road, Howell, NJ 07731

This Property is being offered to prospective purchasers through an offer process. The Property will be sold “as is, where is.” The Owner will consider all offers that comply with this Offering Procedure.

The Owner is under no obligation to accept the highest offer or any offer. To qualify for review of this offer, buyers must follow the provisions, requirements, terms, and conditions of this Offering Memorandum, including these instructions. **All offers must be submitted no later than 5:00pm EST on Friday, November 21, 2025.**

TERMS AND CONDITIONS

The property will be sold based on a structured sealed bid process. No asking price has been established, however, ownership reserves the sole and absolute right to accept or reject any and all bids. The successful offer will be selected based on a variety of criteria including, but not limited to; the offer price; contingencies and due diligence criteria, timeline to closing, deposit funds, including “at risk” deposit at contract execution, proven ability and prior success in closing on a transaction of this size.

This investment opportunity is being made to principals only and the offering price should be presented net of all transaction costs.

OFFERING PROCEDURE

Offers must be in electronic form submitted to jostach@binswanger.com.

Offers should be submitted in the form of a non-binding letter of intent and should specify the following:

- Offering Price
- Study Period (if any)
- Earnest Money Deposit
- Contingencies (if any)
- References
- Documentation of previously completed transactions
- Sources of Funds (Equity and Debt)
- Consents and/or approvals needed (if any)
- Any other information having a direct bearing on the buyer’s ability to close the proposed transaction

Property inspections will be made by appointment only and arranged exclusively through Binswanger.

PRIMARY CONTACTS



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