



**562 JERNEE MILL RD**  
SAYREVILLE, NJ

FOR LEASE

# 257,858 SF BUILD-TO-SUIT COLD STORAGE FACILITY



CONTACT

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# PROPERTY OVERVIEW

APPROVED  
PROJECT



**ACRES**  
±30



**AVAILABLE SPACE**  
±257,858 SF  
Freezer: ±206,250 SF  
Office: 3,850 SF



**LOADING**  
30 Docks & 52,164 Pallets



**PARKING**  
117 Trailer Spaces  
88 Auto Spaces



**BUILDING DIMENSIONS**  
400'x625'



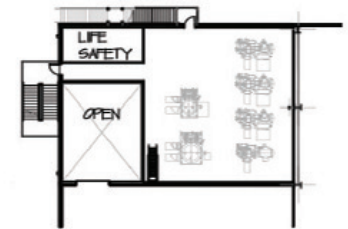
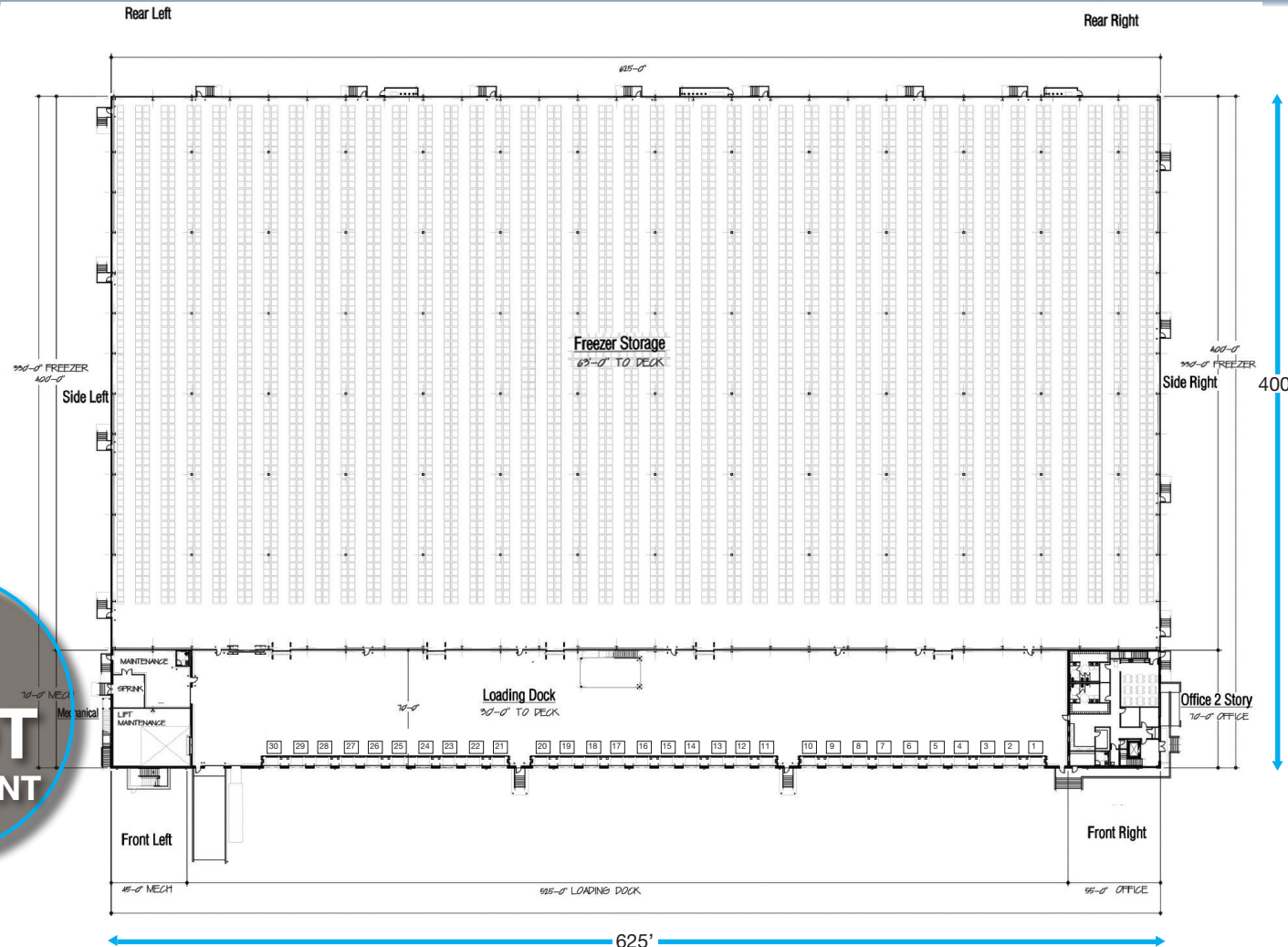
**CEILING HEIGHT**  
63' approved



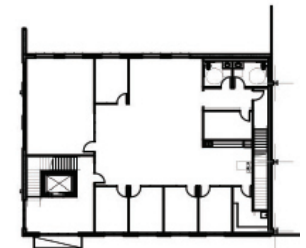
**ZONING - [CLICK FOR DETAILS](#)**  
SED (Special Economic Development)



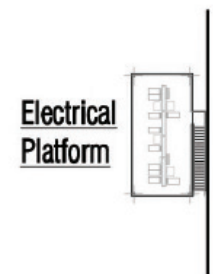
**STRATEGIC ACCESS**  
7 Minutes to Route 18  
12 Minutes to NJ Tpke/I-95



**Mechanical Mezzanine**



**Office Mezzanine**



**Electrical Platform**

**30  
YEAR  
PILOT  
AGREEMENT**

**30-YEAR PILOT AGREEMENT:**



## TAX INCENTIVE

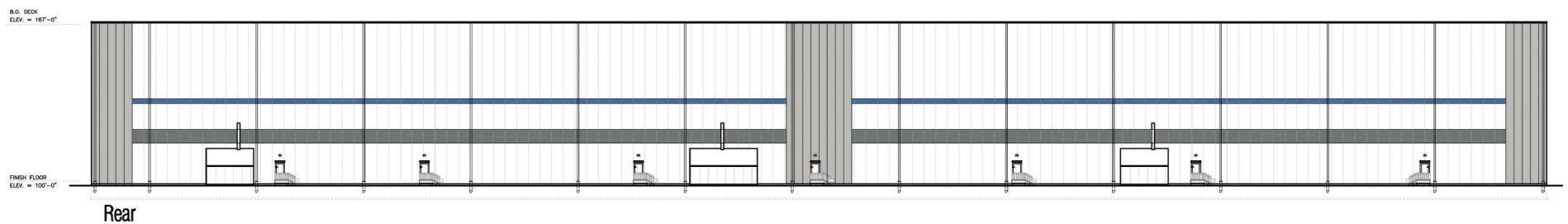
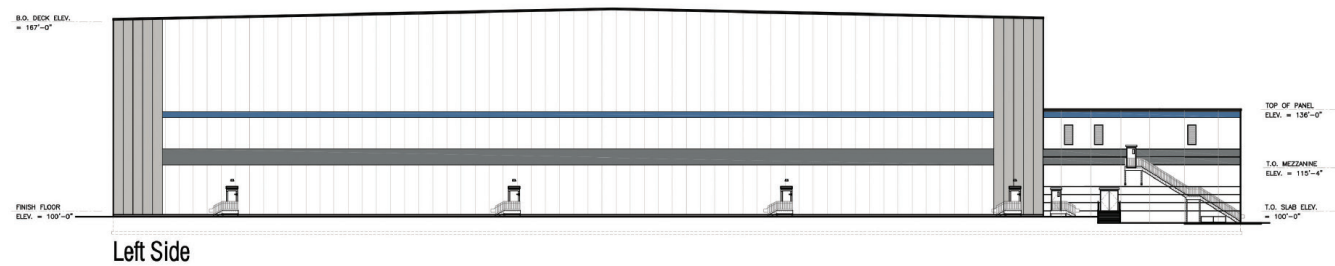
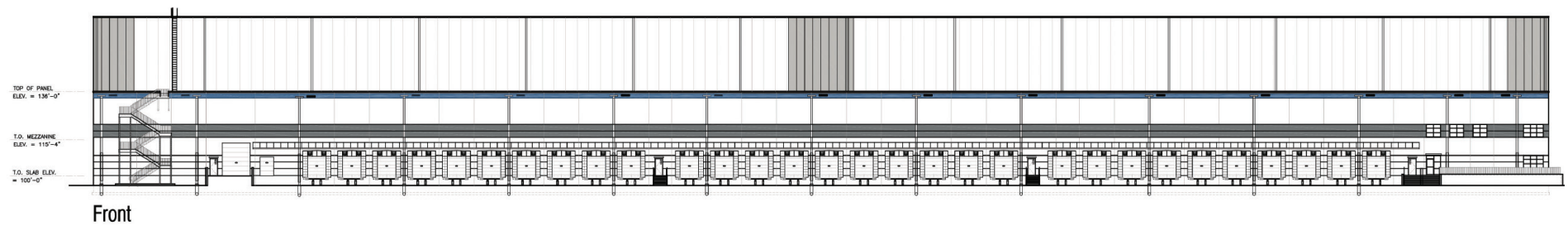
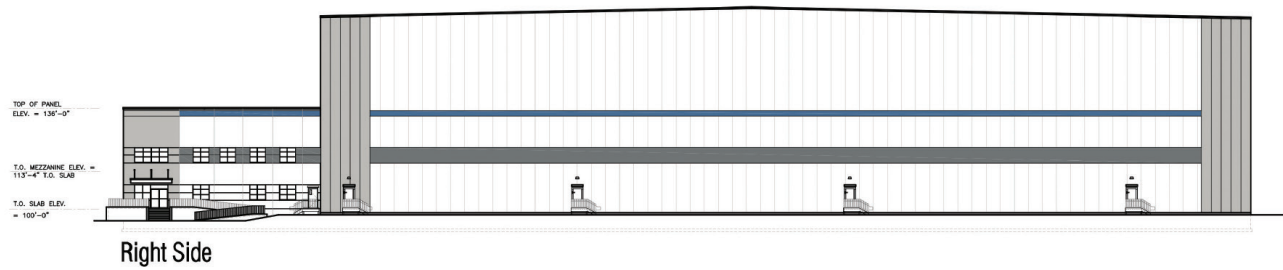
A 30-year Payment in Lieu of Taxes (PILOT) agreement with the Borough of Sayreville commences at \$2.00 per square foot for the first 5 years, with a modest 2.0% annual increase for the remaining 25 years.



## COST EFFICIENCY

Conventional taxes estimated at 2.7x the PILOT payment.

# ELEVATION PLAN



# LOCATION MAP



## APPROXIMATE DRIVE TIMES

 Route 18 7 MIN

 I-95 12 MIN

 GSP & the Driscoll Bridge 12 MIN

 Outerbridge Crossing 20 MIN

 Newark Int'l Airport 20 MIN

 I-78 23 MIN

 Port Newark 25 MIN

 Port Bayonne 32 MIN

 Verrazzano Bridge 52 MIN

 Holland Tunnel 58 MIN

 Lincoln Tunnel 70 MIN

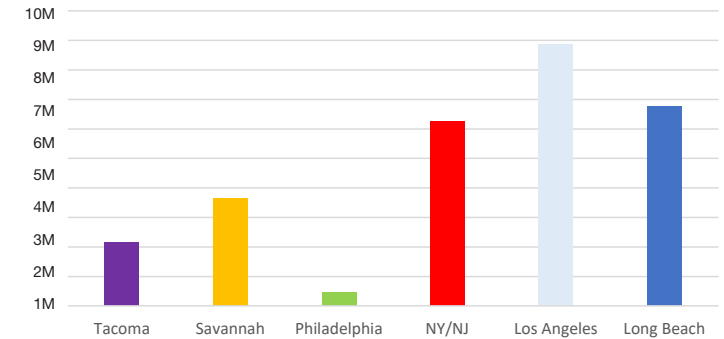
 Philadelphia Ports 62 MI. 75 MIN

# NY & NJ PORT MAP & STATISTICS

The Port of NY & NJ is the largest container port on the U.S. East Coast and third largest in the nation. Worldwide, it is the 23rd largest.



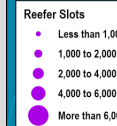
## TOTAL ANNUAL TEU's



Source: AAPA, NAFTA

## Reefer Slots Available at North American Ports

For the major container ports such as Los Angeles / Long Beach, Seattle, Vancouver, Houston, Savannah and New York, the number of reefer slots is proportional to the amount of container traffic. This implies that the reefer business is a part of their function as commercial gateways to the North American market.



## KEY LOGISTICAL LOCATION



### PROXIMITY TO INFRASTRUCTURE

Situated within 10 miles of the New Jersey Turnpike (Interstate 95), the property offers direct access to the Port of Newark, enabling efficient last-mile operations for storage, distribution, and processing while avoiding urban congestion.



### REGIONAL CONNECTIVITY

Located 40 miles southwest of Manhattan and 75 miles northeast of Philadelphia, this site positions tenants to serve over one-third of the U.S. population within a single day's drive.



### MULTI-MODAL ADVANTAGE

Immediate access to the Port of New York and New Jersey and Newark Liberty International Airport facilitates streamlined receipt and distribution of goods via air, sea, and land.



## ROBUST MARKET: PORT NY/NJ



### CONSUMER REACH

The Port of New York and New Jersey, the East Coast's busiest and the nation's third-ranked port, serves a 250-mile radius encompassing 60 million people and one-third of U.S. GDP.



### OPERATIONAL GROWTH

In 2024, the port processed 8.7 million TEUs, a 11.4% increase from 2023, with 2.2 million TEUs handled through March 2025, reflecting a 10.0% year-over-year rise.



### LOGISTICAL INFRASTRUCTURE

Supported by extensive interstate highways, deep-water cargo facilities, intermodal terminals, and air freight capabilities, this location ensures reliable, high-efficiency distribution solutions.

# SITE PLAN





**562 JERNEE MILL RD**  
SAYREVILLE, NJ



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SAYREVILLE, NJ

## DEMOGRAPHICS

30 MIN   60 MIN   90 MIN



2.3M   15.8M   24.5M



Average HHI

\$153,641   \$153,059   \$152,779

## Drive Times

30 MIN

60 MIN

90 MIN



# SAXUM

REAL ESTATE

**\$1B+**  
COLD STORAGE  
CAPITALIZED

**3.5M**  
COLD SF DELIVERED  
UNDER CONSTRUCTION

**\$3.4B**  
TOTAL PORTFOLIO  
CAPITALIZATION

Saxum is the nation's largest cold storage developer, delivering purpose-built cold chain and food production facilities from the ground up — engineered entirely around your operational requirements. Founded in 2014 with over \$3.4B in total portfolio capitalization, They provide F&B companies with a single, fully integrated partner for site selection, design, construction, financing, and asset management.

Their vertically integrated platform spans 33 professionals across acquisitions, development, construction, architecture, capital markets, and legal — eliminating the friction and cost of managing multiple parties.

## DEVELOPMENT CAPABILITIES

- Build-to-Suit (BTS)
- Temperature-Controlled Warehousing
- F&B Processing
- Strategic Site Selection
- Fully Integrated Execution
- Value Engineering

## CLAREMONT DEVELOPMENT

Claremont Development was formed in 2019 as the next chapter in the evolution of Claremont Construction Group, a multi-generational construction services and real estate development firm established in 1954. They focus primarily on ground-up development of multifamily, industrial, and mixed-use projects throughout New Jersey, leveraging their in-house expertise and strategic partnerships to navigate all elements of the development and construction process in order to minimize our risks and maximize returns.

Their core investment strategy focuses on transit-oriented multi-family development opportunities in strong demographic locations, adaptive re-use projects in underutilized urban downtowns, strategic development projects that require substantial environmental remediation efforts, as well as underutilized / off-market properties that can be transitioned into higher density community centers or industrial space.

**NJ RELEVANT PROJECTS:** 245 Mountain Middlesex - 318,290 SF ■ 101 Main Street South Amboy - 285,724 SF  
Old Bridge Redevelopment - 260,000 SF Cold Storage ■ Perth Amboy Redevelopment - 204,360 SF Cold Storage  
Ironbound Intermodal Newark - 50 acres IOS ■ 915 Delancey Street Newark ■ 11 acres IOS

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