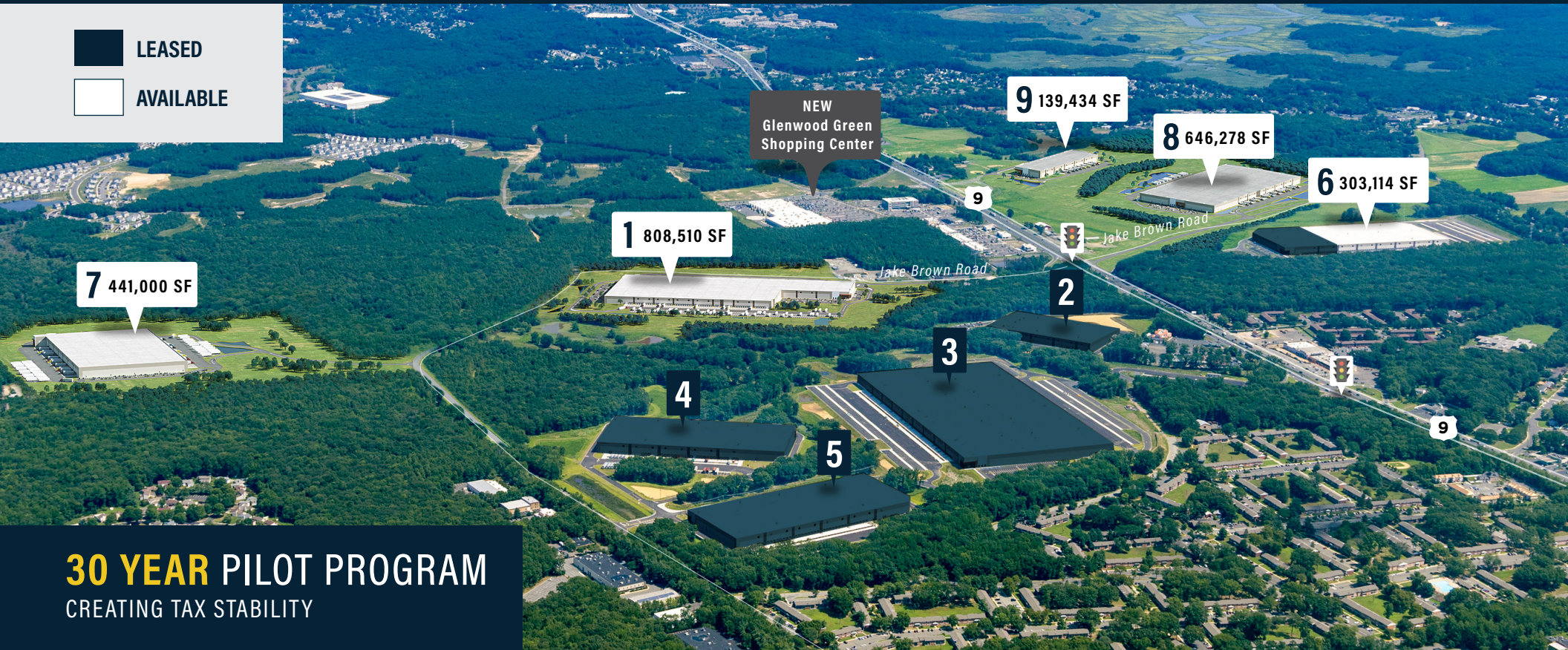




30 YEAR PILOT PROGRAM
CREATING TAX STABILITY

AVAILABLE & UNDER CONSTRUCTION

#	Address	Total SF	Available
6	55 Jake Brown Rd	495,086 SF	303,114 SF
9	57 Schulmeister Rd	139,434 SF	November 2026
1	201 Jake Brown Rd	808,510 SF	January 2027
8	40 Jake Brown Rd	646,278 SF	March 2027

#	Address	Total SF	Available
7	TBD	441,000 SF	2027 (Build-to-suit)

FULLY LEASED

#	Address	Total SF	Available
3	400 Fairway Ln	818,395 SF	Fully Leased
4	600 Fairway Ln	271,348 SF	Fully Leased
5	800 Fairway Ln	277,538 SF	Fully Leased
2	200 Fairway Ln	192,111 SF	Fully Leased

55 JAKE BROWN RD

BUILDING 6

303,114 SF

BUILDING AREA	303,114 SF Available
	495,086 SF Total
OFFICE AREA	3,225 SF
CAR PARKING	138
TRAILER PARKING	105
CEILING HEIGHT	40'
COLUMN SPACING	54' x 54'
SPEED BAY	54' x 60'
SPRINKLER	ESFR
ELECTRIC	3,000a
DOCK DOORS	71; 9' x 10'
DRIVE-IN DOORS	2; 12' x 14'
LEVELERS	35,000 LBS

PARTIALLY LEASED



 **303,114**
SQ FT

 **40' CLEAR**
HEIGHT

 **138 CAR**
PARKING

 **105 TRAILER**
STORAGE



ABUNDANT TRAILER LOT

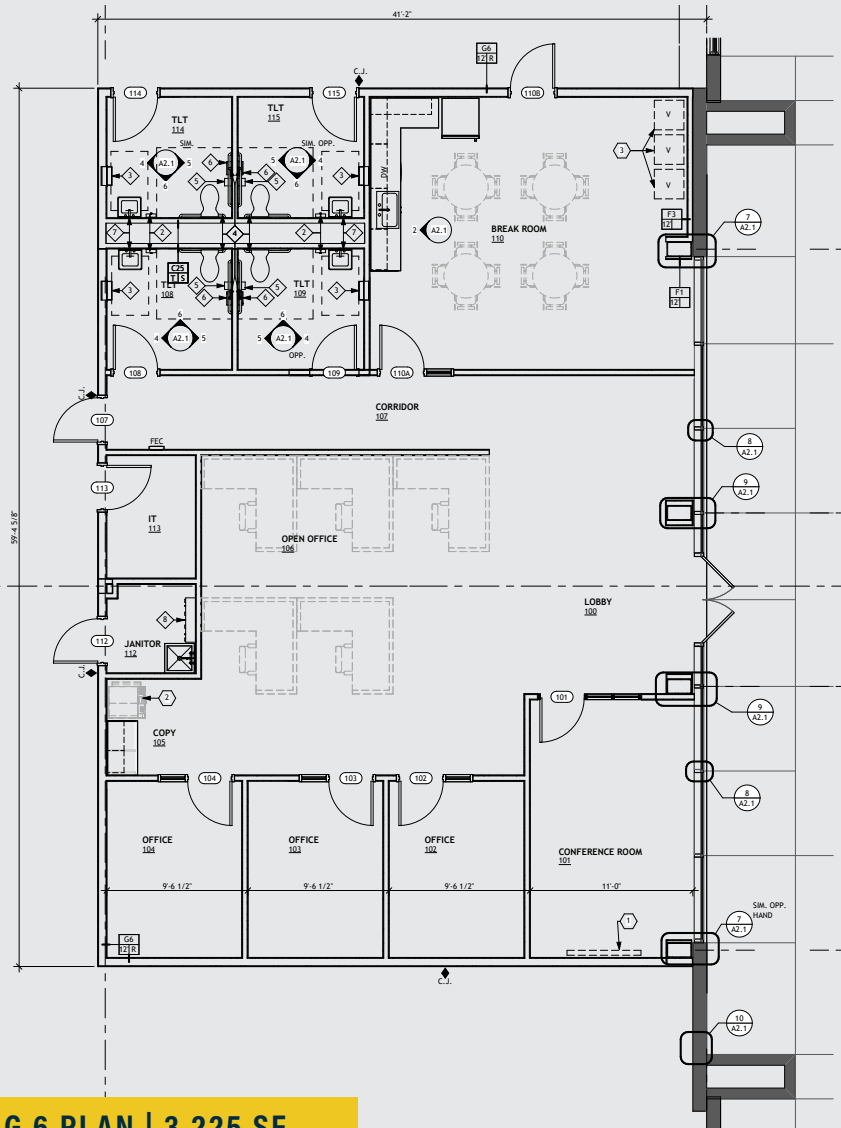


55 JAKE BROWN RD

OFFICE PLAN



CENTRAL 9
LOGISTICS PARK



BUILDING 6 PLAN | 3,225 SF

EXAMPLE OFFICE BUILDOUT:



201 JAKE BROWN RD

BUILDING 1

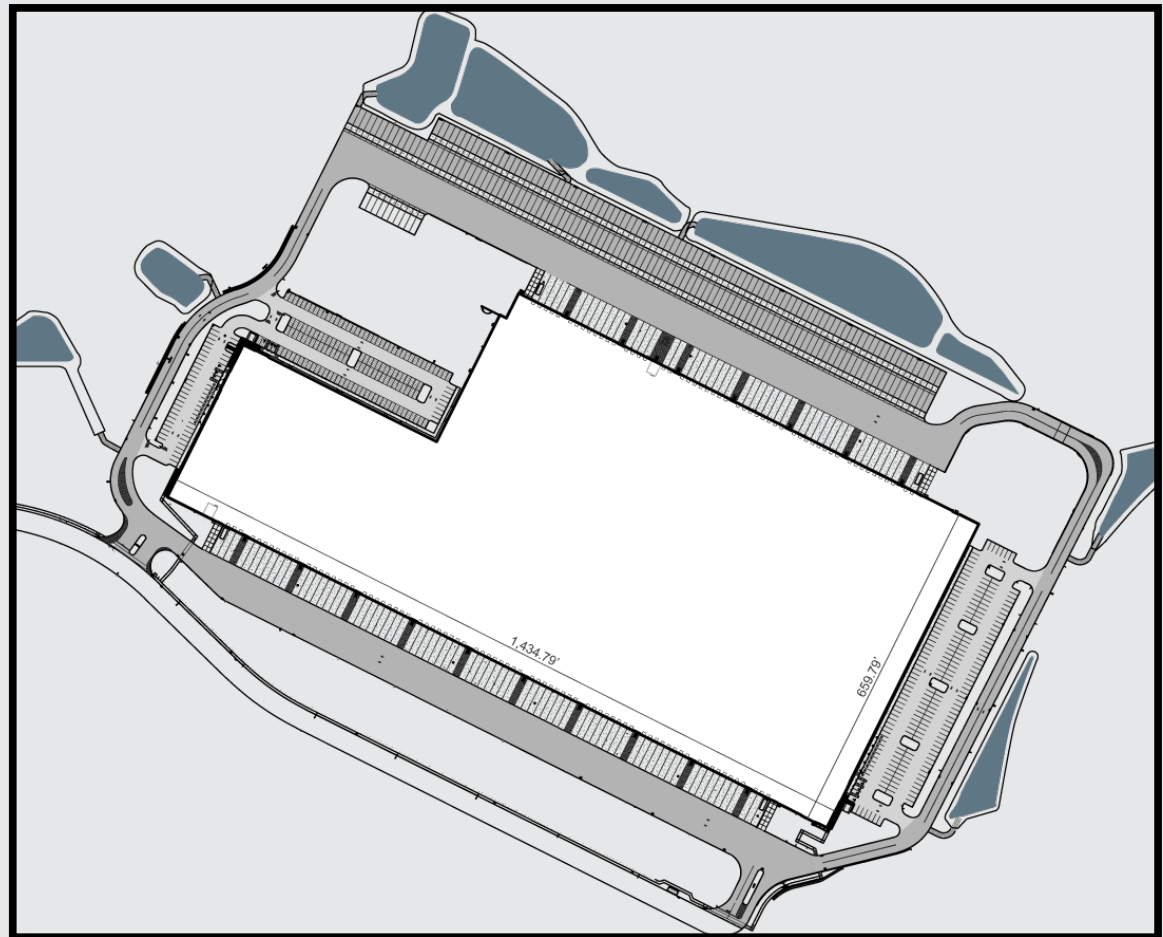


CENTRAL 9
LOGISTICS PARK

AVAILABLE JANUARY 2027

808,510 SF

BUILDING AREA	808,510 SF
OFFICE AREA	TBD
CAR PARKING	424; 20 Evcs
TRAILER PARKING	207
CEILING HEIGHT	40'
COLUMN SPACING	54' x 54'
SPEED BAY	54' x 60'
SPRINKLER	ESFR
ELECTRIC	4,000a
DOCK DOORS	131; 9' x 10'
DRIVE-IN DOORS	4; 12' x 14'
LEVELERS	35,000 LBS



808,510
SQ FT



40' CLEAR
HEIGHT



424 CAR
PARKING



207 TRAILER
STORAGE

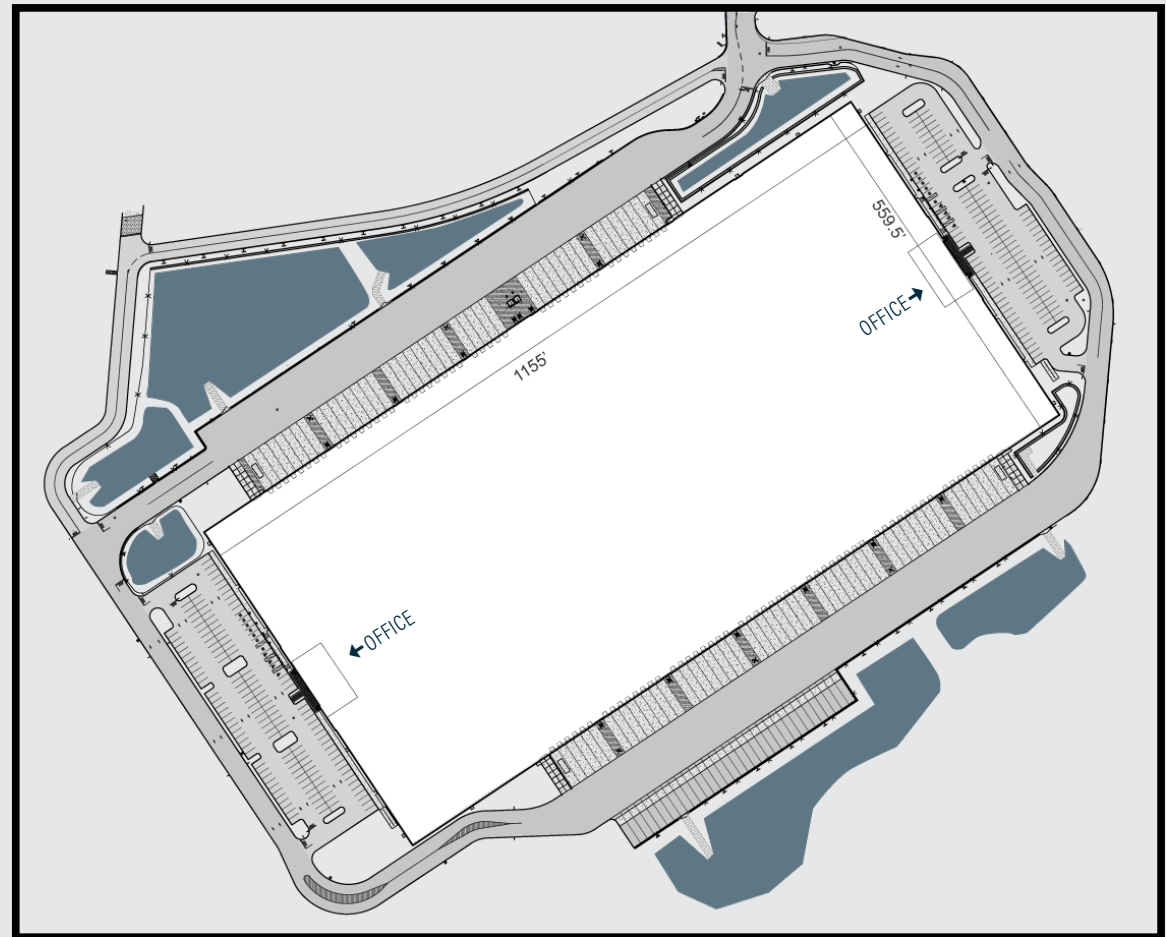
40 JAKE BROWN RD

BUILDING 8

646,278 SF

BUILDING AREA	646,278 SF
OFFICE AREA	TBD
CAR PARKING	285; 13 Evcs
TRAILER PARKING	33
CEILING HEIGHT	40'
COLUMN SPACING	54' x 54'
SPEED BAY	54' x 60'
SPRINKLER	ESFR
ELECTRIC	4,000a
DOCK DOORS	94; 9' x 10'
DRIVE-IN DOORS	4; 12' x 14'
LEVELERS	35,000 LBS

AVAILABLE MARCH 2027



646,278
SQ FT



40' CLEAR
HEIGHT



285 CAR
PARKING



33 TRAILER
STORAGE

57 SCHULMEISTER RD

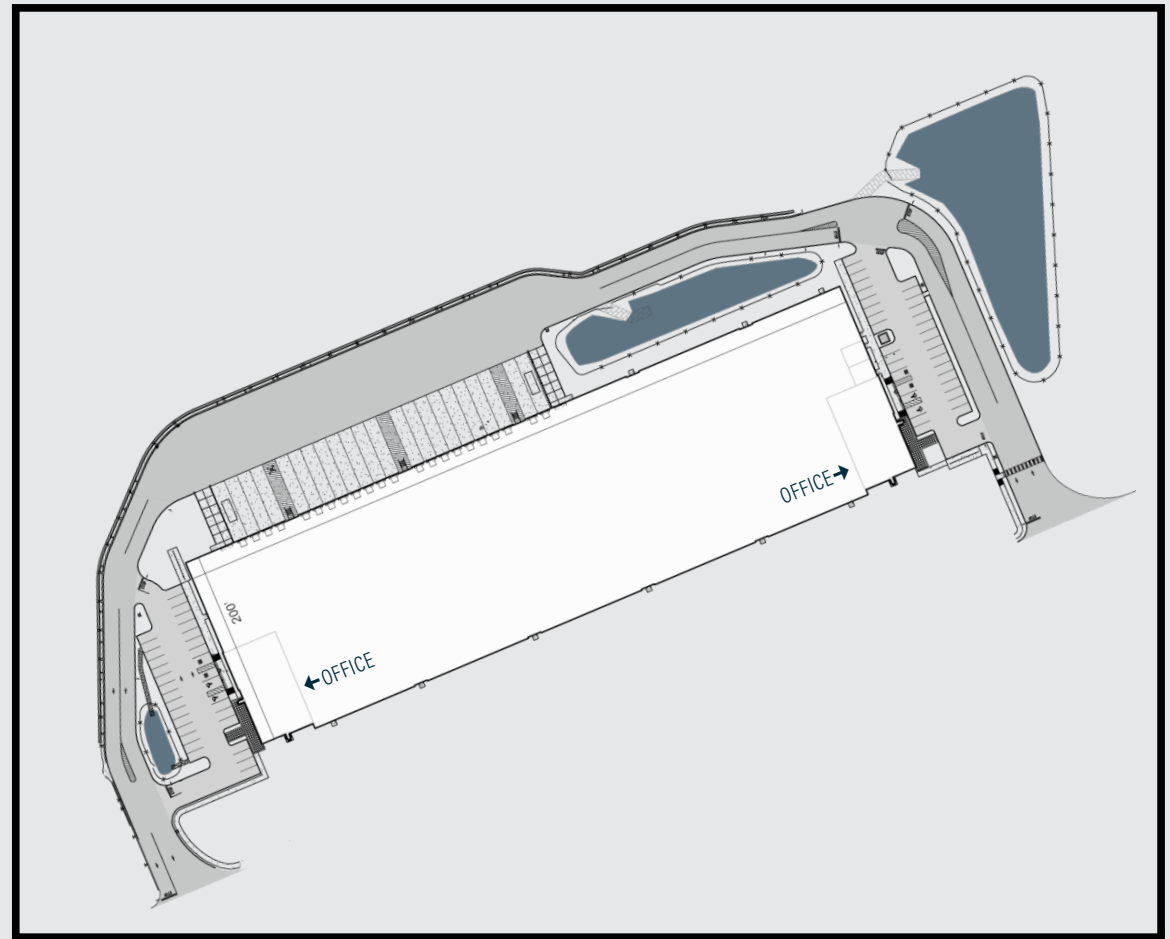
BUILDING 9



AVAILABLE NOVEMBER 2026

139,434 SF

BUILDING AREA	139,434 SF
OFFICE AREA	TBD
CAR PARKING	64; 4 Evcs
CEILING HEIGHT	40'
COLUMN SPACING	54' x 54'
SPEED BAY	54' x 60'
SPRINKLER	ESFR
ELECTRIC	2,000a
DOCK DOORS	20; 9' x 10'
DRIVE-IN DOORS	2; 12' x 14'
LEVELERS	35,000 LBS



139,434
SQ FT



40' CLEAR
HEIGHT



64 CAR
PARKING

BUILD TO SUIT

BUILDING 7



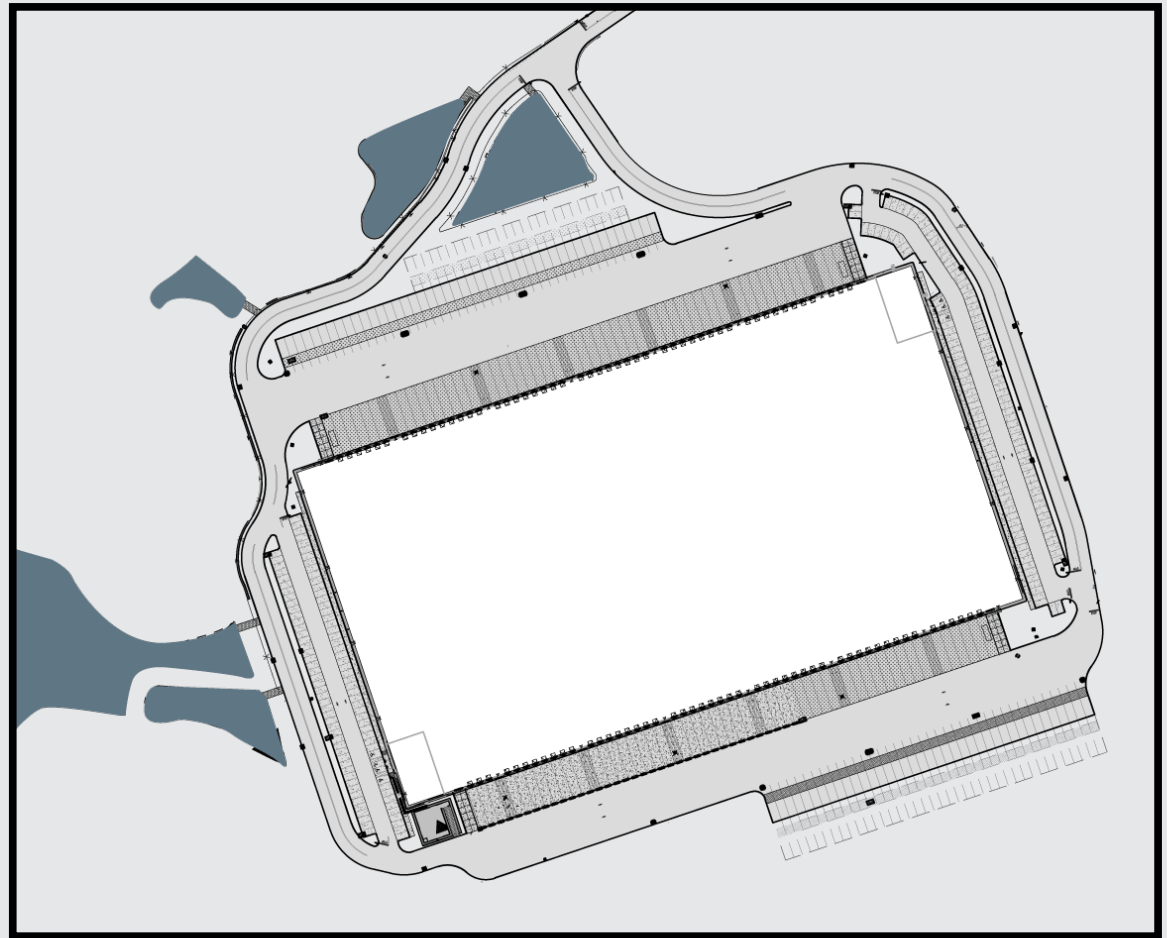
CENTRAL 9
LOGISTICS PARK

BUILD-TO-SUIT | AVAILABLE 2027

441,000 SF

BUILD-TO-SUIT

BUILDING AREA	441,000 SF
OFFICE AREA	To Suit
CAR PARKING	223
TRAILER PARKING	85; 65 Banked
CEILING HEIGHT	40'
COLUMN SPACING	54' x 54'
SPEED BAY	54' x 60'
SPRINKLER	ESFR
ELECTRIC	4,000a
DOCK DOORS	100; 9' x 10'
DRIVE-IN DOORS	4; 12' x 14'
LEVELERS	35,000 LBS



441,000
SQ FT



40' CLEAR
HEIGHT



223 CAR
PARKING



85 TRAILER
STORAGE

FULLY LEASED

200 Fairway Ln | BUILDING 2

BUILDING AREA	192,111 SF
OFFICE AREA	5,000 SF
CAR PARKING	97; 5 Evcs
CEILING HEIGHT	40'
COLUMN SPACING	54' x 54'
SPEED BAY	54' x 60'
SPRINKLER	ESFR
ELECTRIC	3,000a
DOCK DOORS	28; 9' x 10'
DRIVE-IN DOORS	2; 12' x 14'
LEVELERS	35,000 LBS

400 Fairway Ln | BUILDING 3

BUILDING AREA	818,395 SF
OFFICE AREA	3,285 SF
CAR PARKING	359; 17 Evcs
TRAILER PARKING	336
CEILING HEIGHT	40'
COLUMN SPACING	54' x 54'
SPEED BAY	54' x 60'
SPRINKLER	ESFR
ELECTRIC	4,000a
DOCK DOORS	125; 9' x 10'
DRIVE-IN DOORS	4; 12' x 14'
LEVELERS	35,000 LBS

600 Fairway Ln | BUILDING 4

BUILDING AREA	271,348 SF
OFFICE AREA	1,515 SF
CAR PARKING	140; 6 Evcs
TRAILER PARKING	20
CEILING HEIGHT	40'
COLUMN SPACING	54' x 54'
SPEED BAY	54' x 60'
SPRINKLER	ESFR
ELECTRIC	3,000a
DOCK DOORS	34; 9' x 10'
DRIVE-IN DOORS	2; 12' x 14'
LEVELERS	35,000 LBS

800 Fairway Ln | BUILDING 5

BUILDING AREA	277,538 SF
OFFICE AREA	1,515 SF
CAR PARKING	134; 6 Evcs
TRAILER PARKING	10
CEILING HEIGHT	40'
COLUMN SPACING	54' x 54'
SPEED BAY	54' x 60'
SPRINKLER	ESFR
ELECTRIC	3,000a
DOCK DOORS	32; 9' x 10'
DRIVE-IN DOORS	2; 12' x 14'
LEVELERS	35,000 LBS



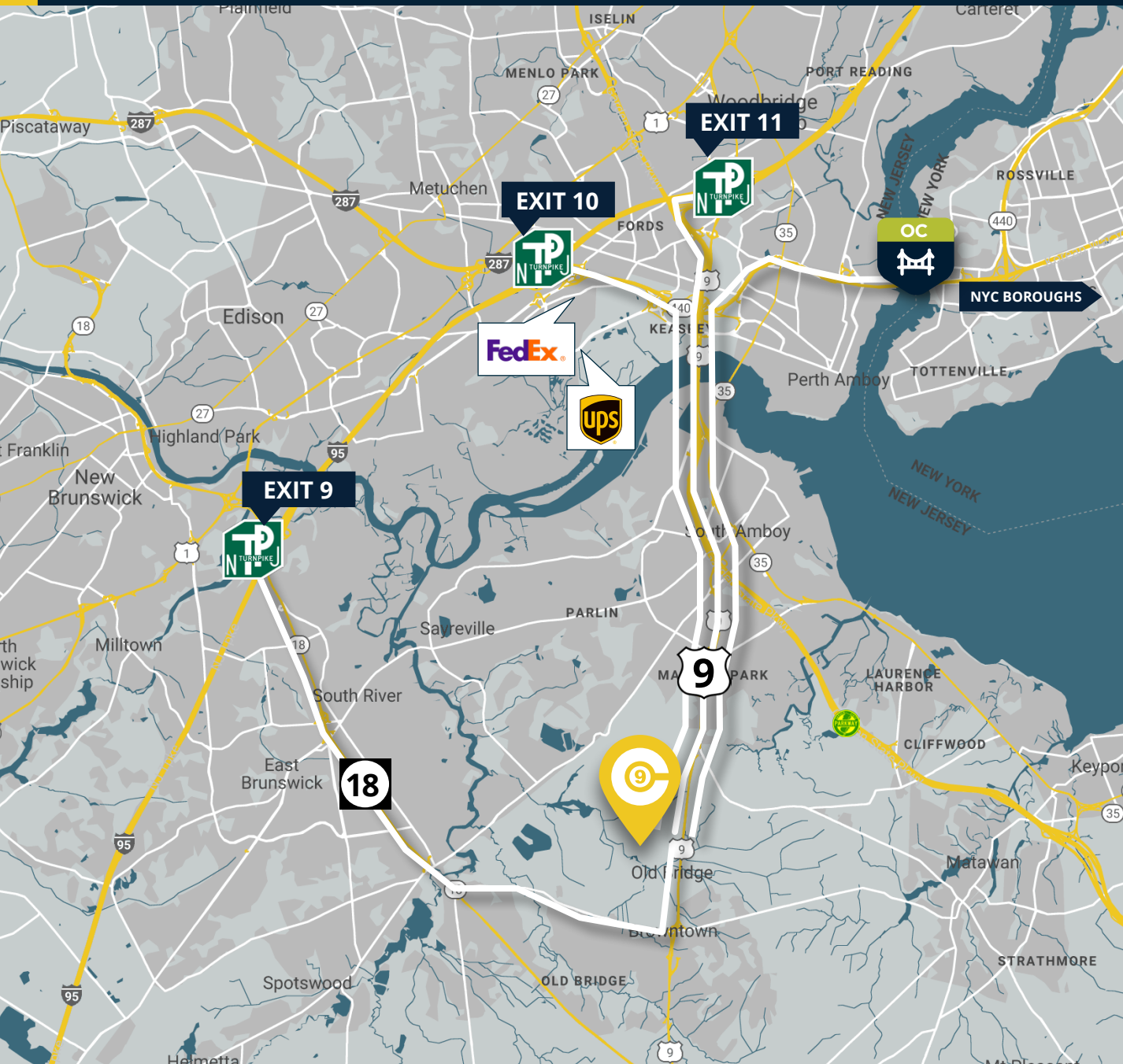
REGIONAL MAP



Route 9	2 min	0.1 mi
Route 18	7 min	3.7 mi
Garden State Parkway	7 min	4.3 mi
NJ Turnpike Exit 11	13 min	9.8 mi
Interstate 287	12 min	10.0 mi
NJ Turnpike Exit 10	14 min	10.2 mi
Outerbridge Crossing	14 min	11.1 mi
Goethals Bridge	23 min	20.2 mi
Port Newark & Port Elizabeth	24 min	22.7 mi
Newark Liberty Int'l Airport	26 min	23.4 mi
New York City Tunnel Crossings	35 min	33.4 mi
GW Bridge	43 min	41.9 mi



CENTRAL 9 LOGISTICS PARK ACCESSIBILITY



PROXIMITY

Central 9 Logistics Park offers **exceptional access** to all major roadways within the region

VISIBILITY

Industrial park setting along Route 9 and the Garden State Parkway

ACCESSIBILITY

Less than 25 miles from the Newark Liberty International Airport and Port Newark & Port Elizabeth

LABOR

Untapped warehouse labor

FLEXIBILITY

Modern, state-of-the-art industrial park. Ideal for eCommerce, warehouse and distribution



NEW Glenwood Green Shopping Center
Next door to Central 9 Logistics Park



2020 Acquisitions is a real estate development and operating company owned by Efrem Gerszberg who is the sole principal and President. For over 20 years Mr. Gerszberg has developed many commercial and residential projects with a focus on Class A warehouse. 2020 Acquisitions is currently developing over 10,000,000 square feet of industrial warehouses from Massachusetts to Maryland.

The following projects exemplify 2020's development capability in the warehouse sector with an emphasis on environmentally and physically challenging developments:

- 2020 Acquisitions recently achieved redevelopment plan approval and preliminary approval on a 600 acre project in Central NJ which will consist of approximately 4,200,000 square feet of Class A warehouse.
- Developed and ultimately leased, to LG Electronics, a 923,600 sf warehouse in Franklin Twp. New Jersey. 2020 obtained all of the approvals and permits on the environmentally contaminated site. The project was a finalist for NAOIP's Deal Of The Year.
- Recently developed and leased a 700,000 square foot warehouse in Edison NJ. Site was environmentally constrained and purchased from a state university.
- Recently entitled and currently under construction on a 610,000 sf warehouse in Mansfield, NJ. Project achieved redevelopment zoning and Tax PILOT.



FOR MORE INFORMATION, PLEASE CONTACT

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