

raritanriverlogisticscenter.com

Raritan River Logistics Center

577 SMITH STREET, PERTH AMBOY, NJ

973,395 sq. ft.
AVAILABLE

±154
LOADING DOCKS

Build-to-suit
OFFICE AREA

±509
CAR PARKING SPACES

±180
TRAILER PARKING SPACES

Q4 2026
DELIVERY

**30-YEAR PILOT TAX
ABATEMENT IN PLACE**

Features

A 973,395 sq. ft. building area with build-to-suit office

Efficient operations with 154 loading docks and 4 drive-in doors

Ample parking with 180 fully paved and lit stalls

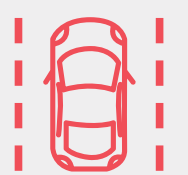
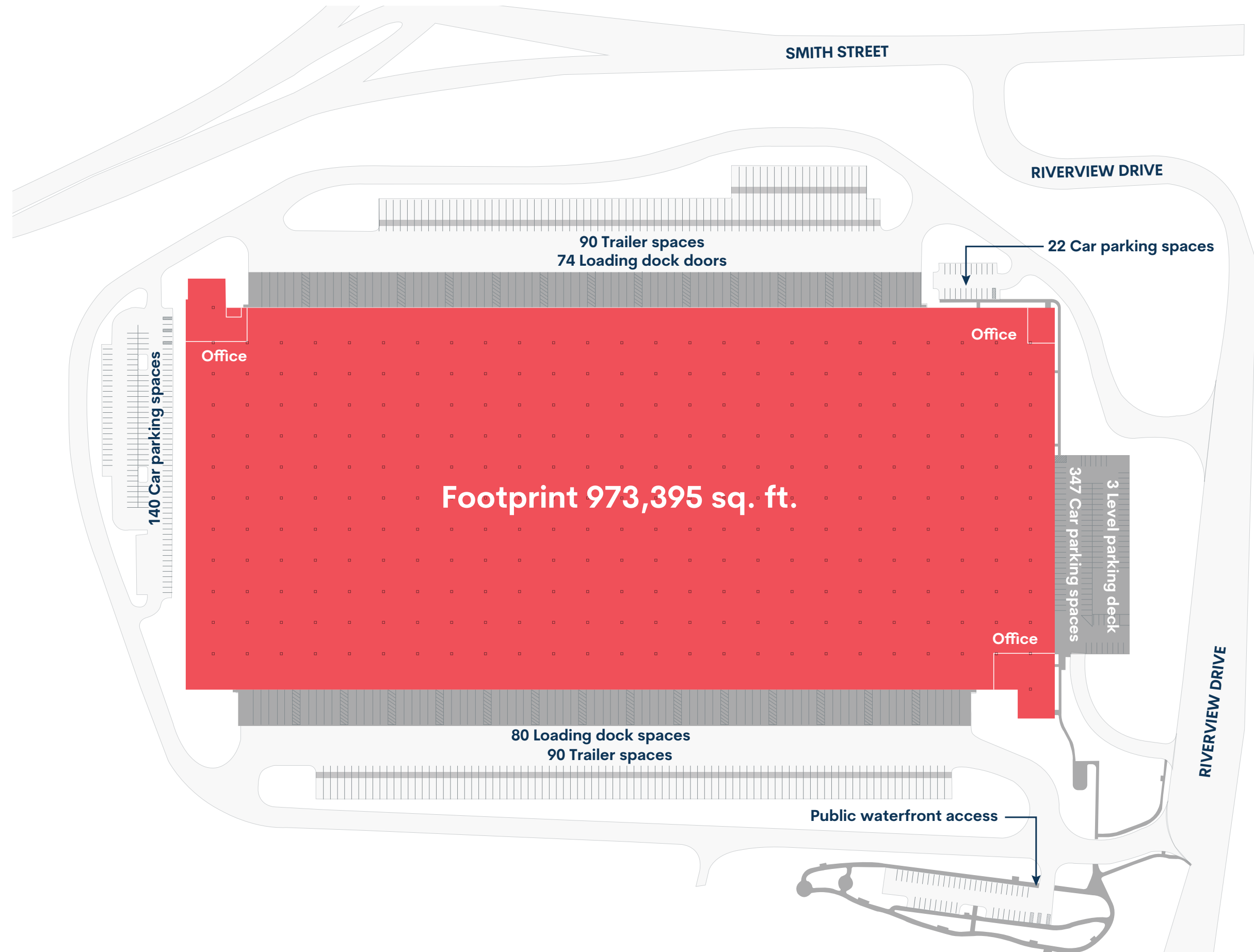
Property is fully fenced and secured with bird's eye camera system

Three entryways from Riverview Drive



Specifications

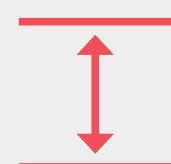
Building Size	973,395 sq. ft.
Office Space	Built-to-suit
Clear Height	42' clear
Dimensions	1485' (W) x 650' (D)
Column Spacing	58' (W) x 53' (D)
Dock Doors	154 doors
Drive-ins	4 doors
Format	Cross-dock
Trailer Parking	180 stalls
Car Parking	509 spaces
Sprinklers	ESFR
Lighting	LED Lighting
Power	2,900A, 480V 3-Phase (Expandable to 12,000A)



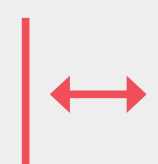
509
Car
Parking



154
Dock
Doors



42'
Clear
Height



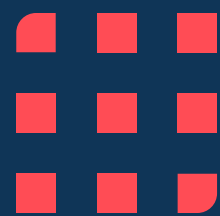
58' (W) x 53' (D)
Column
Spacing



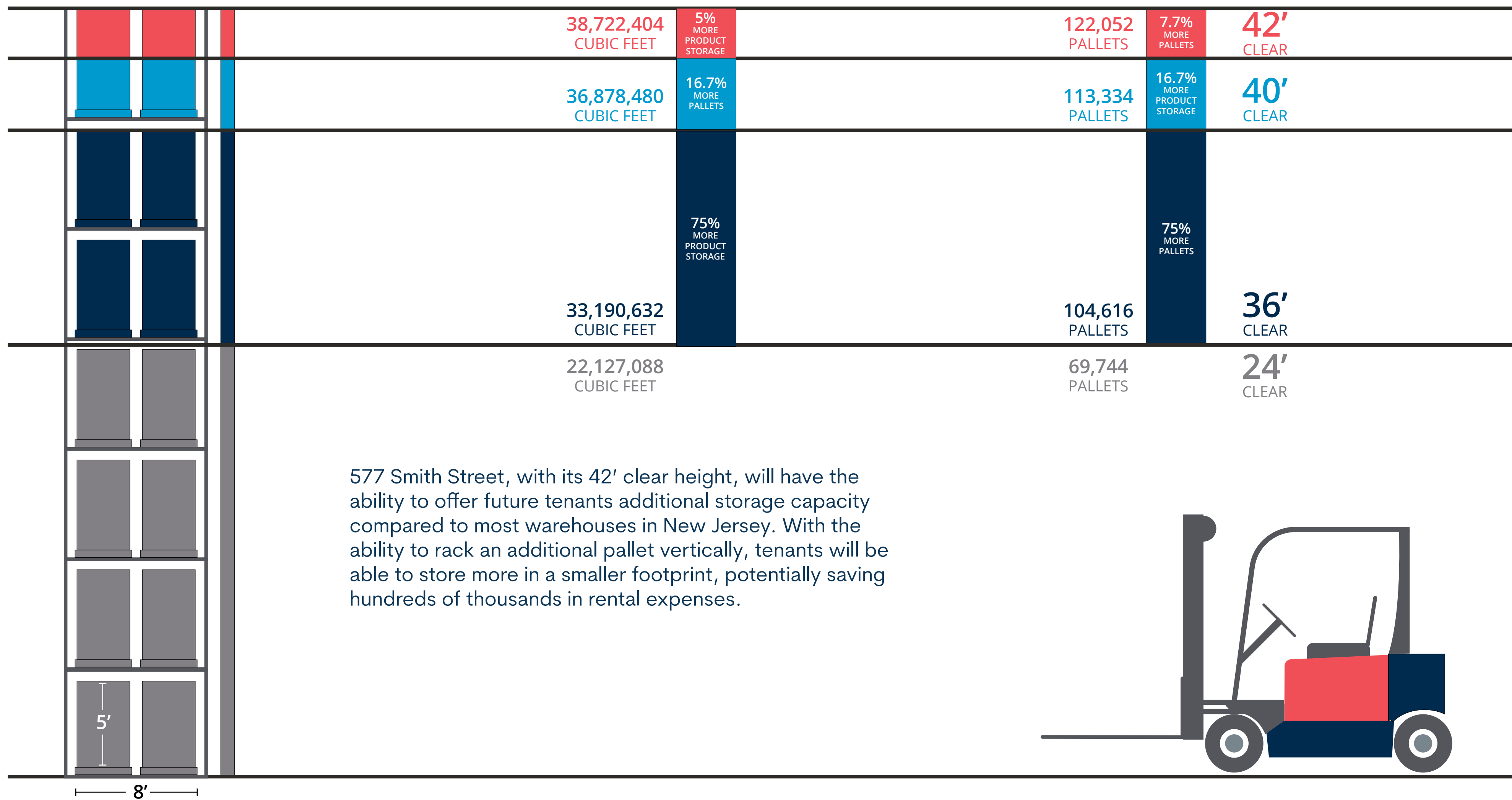
4
Drive-Ins

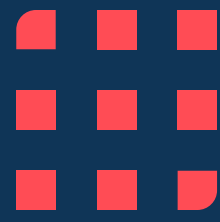


185'
Truck Court
Depth



High-Capacity Cube Storage





Metric **10 miles** **20 miles** **30 miles**

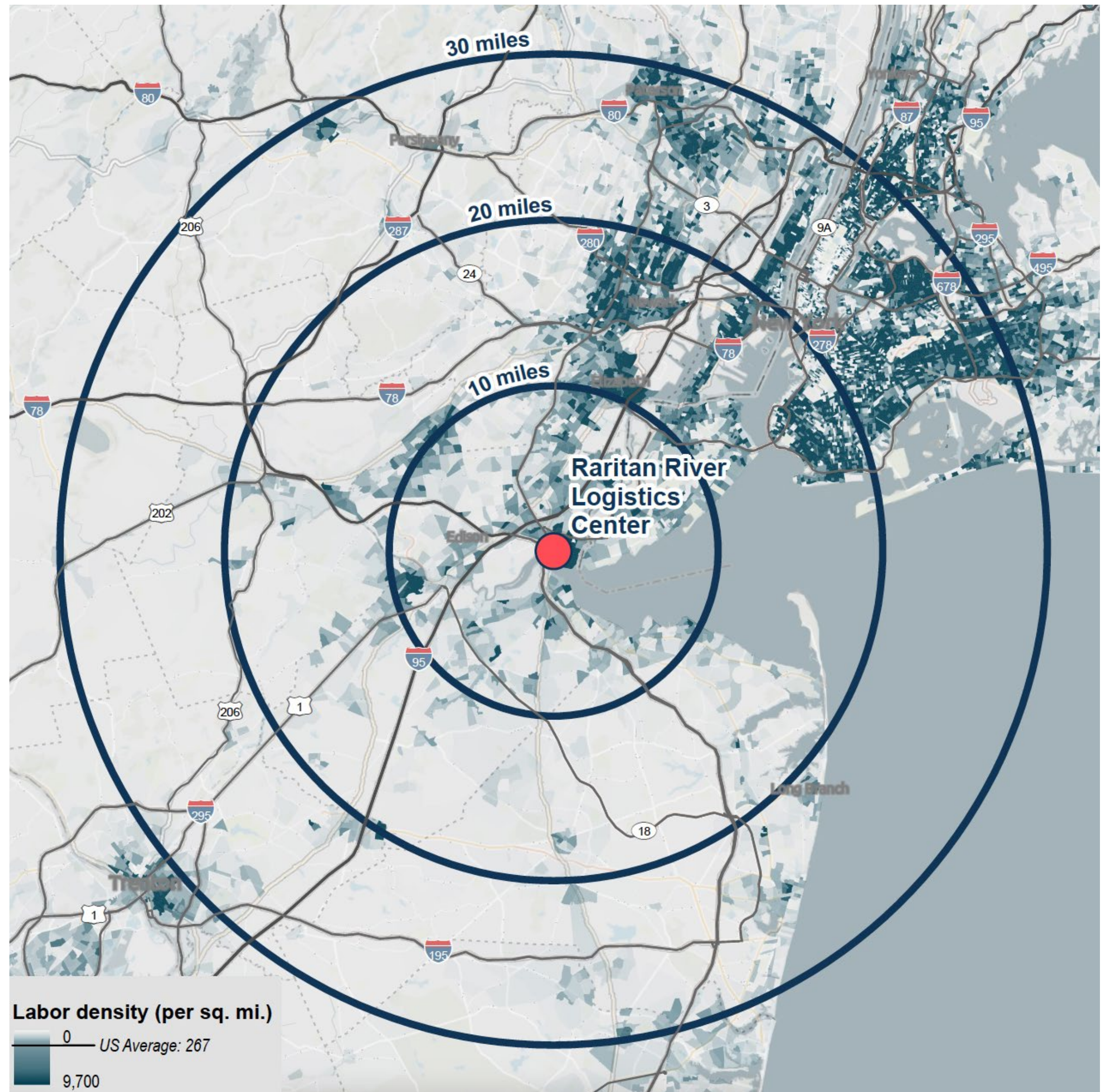
Total population 1,156,460 5,052,005 12,708,716

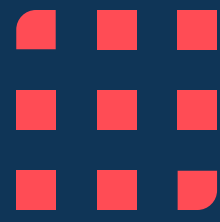
Total labor force 614,234 2,593,108 6,622,850

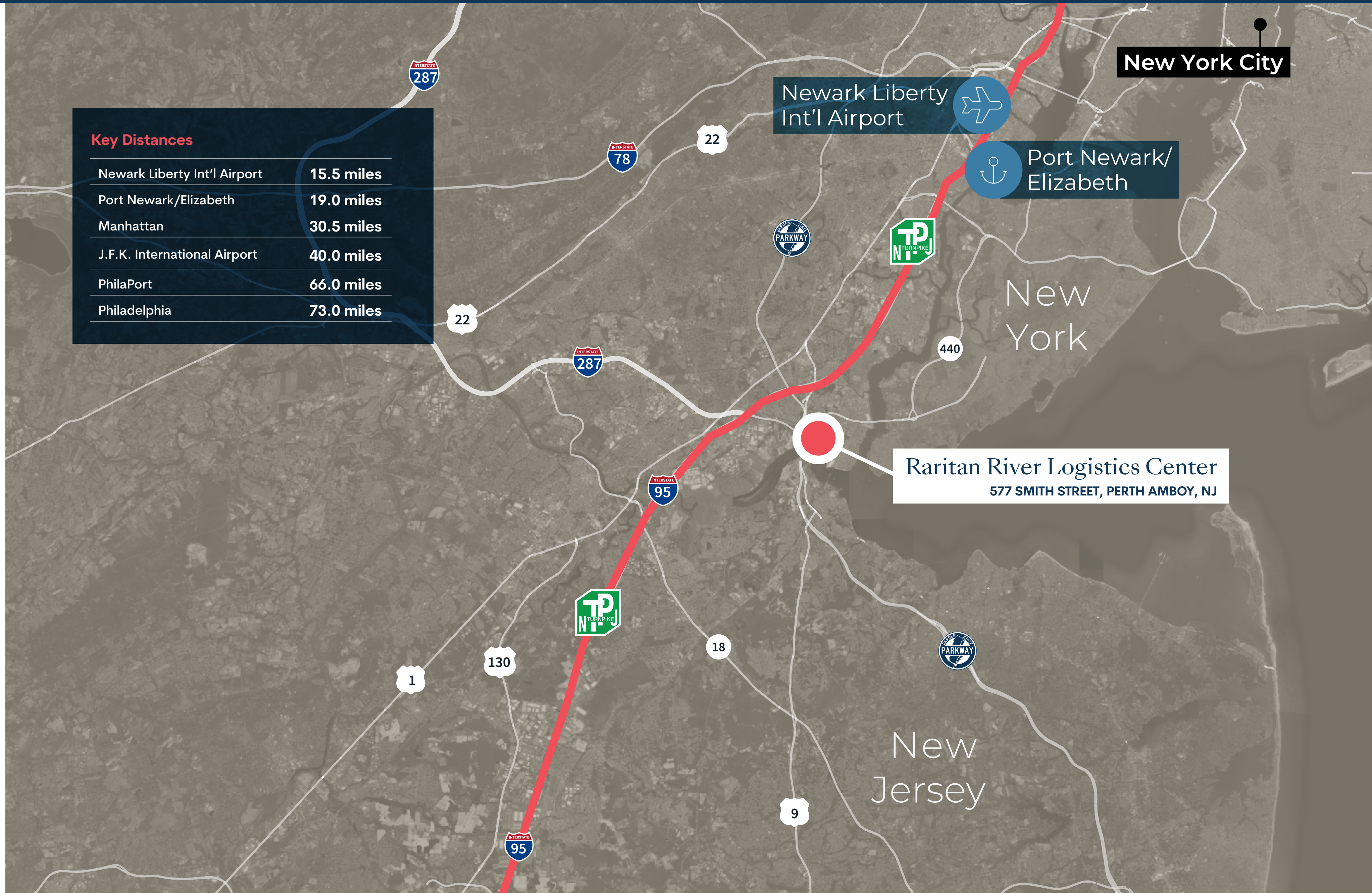
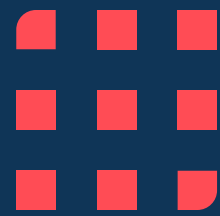
Warehouse labor 62,301 185,508 374,005

Median warehouse
hourly salary
(National median
is \$19.52) \$20.06 \$20.13 \$20.83

Unemployment rate
(US is 4.1%, Sept. 2024) 4.6% 4.9% 5.3%







Innovation that benefits operators

We are shaping the future of global trade with properties optimized for efficiency and designed to enhance the safety of anyone working on or in them. In doing so, our tenants benefit from:

- Up to 75% reduction in utility costs from energy-efficient design features
LED lights, robust insulation, and white roof technology
- Electric vehicle charging stations
- Safer vertical access design to lower the risk of severe injury from falls
- Building to WELL standards
- Clerestory windows optimizing natural light, creating a healthier working environment

100% LEED

Certified or higher on new development

Up to 75%

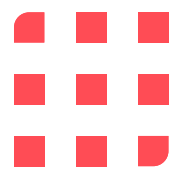
Reduction in utility costs due to efficient design

Net Zero by 2050

Brookfield Properties's commitment to carbon emissions reduction



Sustainability



Raritan River Logistics Center

577 SMITH STREET, PERTH AMBOY, NJ



Raritan River Logistics Center

Leasing Contacts



Ignatius Armenia

551.227.1748

ignatius.armenia@jll.com

Ryan Milanaik

201.528.4471

ryan.milanaik@jll.com

Doug Rodenstein

201.528.4340

douglas.rodenstein@jll.com

Gary Politi

908.391.9059

gary.politi@jll.com

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle Brokerage, Inc. All rights reserved.

Brookfield Properties

Kyle McGrady

201.514.1985

kyle.mcgrady@brookfieldproperties.com

