CLASS A 5 BUILDING INDUSTRIAL & MANUFACTURING CAMPUS

NEW CONSTRUCTION | DELIVERING 2027 | 30 YEAR PILOT AT $0.45/SF | UP TO ± 3,535,757 SF | FOR LEASE

VETERAN'S INNOVATION PARK

THE GATEWAY TO CUSTOMIZABLE SOLUTIONS

FLEXIBLE LAYOUTS | CAN ACCOMMODATE SINGLE-USER OF 1.3M SF

CRP Commercial Realty Partners LLC | GWG Construction Management & Consulting | CUSHMAN & WAKEFIELD

VETERAN'S
INNOVATION PARK

TODAYS BUILDINGS, YESTERDAYS PRICING

At the forefront of transforming New Jersey's industrial real estate market

Veteran's Innovation Park introduces a new era of cost-effective solutions designed to stimulate strong economic growth. Situated next to the Millville Executive Airport, this revitalized industrial park offers 400 acres of premier Class A industrial space, with customizable build-out options to meet specific tenant requirements.

Further, **Veteran's Innovation Park's** Urban Enterprise Zone designation unlocks substantial business incentives, enabling tenants to scale their business at a fraction of the cost.

Ownership Advantage

Providing a one-stop-shop for in-house industrial design & construction, Commercial Realty Partners LLC delivers turnkey warehouse facilities in half the time & half the price than the competition.

5 BUILDINGS

400 ACRES

± 3,535,757 SF

FULL DOCK PACKAGES

EXCEPTIONAL FLOOR LOAD CAPACITY

FLEXIBLE LOT SIZES

RDA APPROVALS

ZONED I-3

Airport Industrial

CUSTOMIZABLE BUILDING SPECS

Combine buildings to increase square footage

Ceiling height of 40' (expandable to 70'-100')

UTILITIES

Atlantic Power

Water capacity: 900,000 gallons

VETERAN'S INNOVATION PARK

SITE PLAN & PROPERTY SPECIFICATIONS

5 Building Built-To-Suit Development Totaling ± 3,535,757 SF

DELIVERING 2027

WAREHOUSE 1	WAREHOUSE 2	WAREHOUSE 3	WAREHOUSE 4	WAREHOUSE 5
744,000 SF	**527,000** SF	**682,000** SF	**620,000** SF	**930,000** SF
306 Car Parking Spaces	**268** Car Parking Spaces	**260** Car Parking Spaces	**264** Car Parking Spaces	**533** Car Parking Spaces
162 Loading Spaces	**110** Loading Spaces	**146** Loading Spaces	**132** Loading Spaces	**192** Loading Spaces
66 Storage Spaces	**47** Storage Spaces	**66** Storage Spaces	**56** Storage Spaces	**73** Storage Spaces

PROPOSED HOTEL | 32,727 SF

EXPAND YOUR REACH

The Port of New York and New Jersey provides an extensive array of distribution solutions, such as roll-on-roll-off cargo, break bulk, rail, and specialized project cargo.

As one of the largest and most efficient ports in the nation, the site serves as a vital link connecting businesses to a consumer base of 125 million, including 27 million consumers locally and 98 million across the Midwest, Northeast, and Eastern Canada. Veteran's Innovation Park's strategic location to this site makes it one of the most well-connected hubs in the U.S., providing businesses a distinct competitive edge in today's fast-paced market.

Truck fleet of 9,000 frequent callers with direct access to 46.3 million consumers within only four hours

VETERAN'S INNOVATION PARK

Six state-of-the-art container terminals with the ability to handle nine 14,000 TEU vessels at the same time

One billion square feet of warehousing and distribution space within 50 miles of the port

ExpressRail network provides access to major population centers in over 50 locations

Serves the world's major ocean carriers and global alliances over 70% first port of call

VETERAN'S INNOVATION PARK

SCALE YOUR BUSINESS AT A FRACTION OF THE COST

Investing in Veteran's Innovation Park offers businesses access to a myriad of incentives to help supercharge growth and profitability.

OPPORTUNITY ZONE

Millville, New Jersey, has been designated as an Opportunity Zone, providing a unique investment landscape aimed at spurring economic growth and revitalization. Investors in Millville can benefit from significant federal tax advantages, including the deferral of capital gains taxes on reinvested gains until 2027 or until the investment is sold, whichever comes first. Additionally, investments held for at least 10 years are eligible for permanent exclusion from capital gains taxes. This initiative fosters a collaborative environment for businesses and investors, enhancing community development and creating new economic opportunities.

By leveraging the Opportunity Zone benefits, investors can contribute to the transformation of Millville, supporting local projects and businesses while enjoying favorable tax incentives. This synergy between economic incentives and community growth makes Millville a compelling destination for forward-thinking investors and entrepreneurs.

URBAN ENTERPRISE ZONE

Millville has been designated as an Urban Enterprise Zone, providing businesses with favorable tax rates, regulatory exemptions, and other incentives. These benefits not only lower overhead costs but also foster a business-friendly environment that encourages innovation and drives economic growth.

30-Year Tax Pilot Program @ $0.40/SF

Effective rates for brand new buildings: $8.40/PSF including property taxes

FOREIGN TRADE ZONE

Millville Executive Airport is a thriving aviation hub, with 140 acres designated as a Foreign Trade Zone (FTZ), delivering numerous benefits for importers. As part of the U.S. government's network of 293 FTZs, this specially designated zone offers exemptions from a range of U.S. Customs regulations, enhancing cash flow, global logistics efficiency, and overall flexibility for businesses engaged in international commerce.

+ FTZ ADVANTAGES

CHEAPER
Lower costs, tariffs, and taxes

EASIER
Simplified customs process and reporting

FASTER
Logistical flexibility to improve supply-chain velocity

VETERAN'S INNOVATION PARK

OMNITRAX AND RAIL-SERVICE IN MILLVILLE, NJ

Efficient, Reliable, and Integrated Rail Solutions by the Leading Short Line Railroad Provider

OmniTRAX, the parent company of the Millville short line railroad (Winchester & Western), offers unparalleled rail services in Millville, NJ. Combining extensive industry experience with innovative transportation solutions, OmniTRAX drives customer growth and success. Enhance your logistics operations, reduce costs, and gain a competitive edge with the proven expertise and reliability of this leading U.S. railroad.

WINCHESTER & WESTERN RAILROAD IN MILLVILLE, NJ

Strategic Opportunities

- Rail connections to major Class 1 carriers: CSX and Norfolk Southern
- Positioned to serve the industrial and commercial needs of Millville and the surrounding region

ABOUT OmniTRAX®

- Operating 26 railroads across a 2,000+ mile network
- Build-to-suit opportunities for customized rail-served facilities
- Master-planning of industrial parks with direct rail access
- Significant investments in industrial parks across the U.S.
- Attracting businesses and driving regional development

BENEFITS FOR BUSINESSES IN MILLVILLE, NJ

Enhanced Connectivity

- Direct rail access to national and international markets
- Efficient logistics and supply chain solutions

Partner with OmniTRAX and leverage the power of their rail services in Millville, NJ. Enhance your logistics operations, reduce costs, and gain a competitive edge with the proven expertise and reliability of the fastest-growing railroad in the U.S.

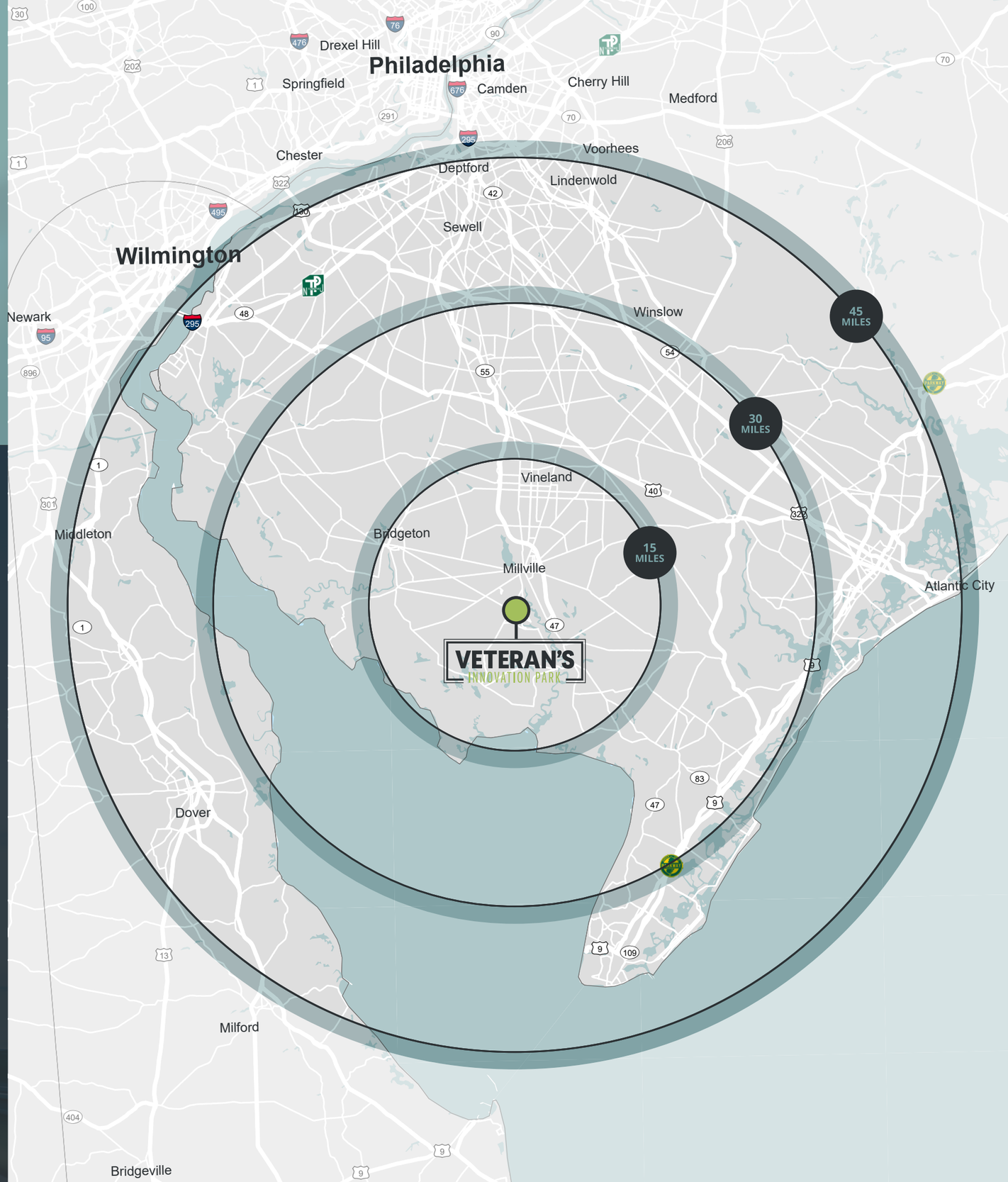
VETERAN'S INNOVATION PARK

HIGHLY QUALIFIED WORKFORCE

Situated strategically between two major population centers, Veteran's Innovation Park puts tenants at the center of a booming labor market. With an impressive workforce in the warehousing, manufacturing and utilities industries, tenants have access to a robust talent pool to keep business operations running at peak efficiency.

DRIVE TIMES TO MAJOR POINTS OF INTEREST

	MILES
Route 49 (NJ-49)	3.0
Route 47 (NJ-47)	3.5
Route 55 (NJ-55)	5.6
Route 56 (NJ-56)	10.3
Wilmington, DE	39.8
Philadelphia, PA	40.9
Baltimore, MD	82.3
New York, NY	93.1
Washington D.C.	108.0
Port of Baltimore	82.0
Port of NY/NJ	86.1



VETERAN'S INNOVATION PARK

TARGETING LEED & NET CARBON READY

DID YOU KNOW?

LEED-certified buildings consume **25% less energy** and **11% less water** than traditional buildings.

WHAT ARE THE TENANT BENEFITS

EV CHARGING
stations ready

CONTRIBUTES
towards green building certifications

SOLAR READY
roof for future PV panels

LOWER
operating costs

MARKETABLE
building aligning with ESG goals

RISK AVOIDANCE
for future carbon emissions cap

ENVIRONMENTAL

Green buildings use less water, energy, and natural resources. Green building standards exist to help building owners and operators pursue their sustainability goals.

HUMAN HEALTH

Green buildings offer occupants better air quality. People living and working in green buildings actually experience fewer sick days and sleep better thanks to better access to outdoor views and daylight.

ECONOMIC

Green buildings make good business sense. They are more efficient to operate, which saves money in the long-term.

SOCIAL

Climate-related issues tend to impact vulnerable communities the most. As the shift to low-carbon buildings increases, growing the workforce to meet demand should include strategies to prioritize underrepresented groups.

VETERAN'S INNOVATION PARK

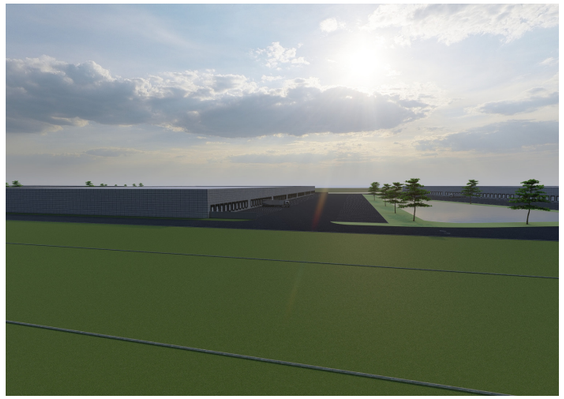
DRAYAGE CHART

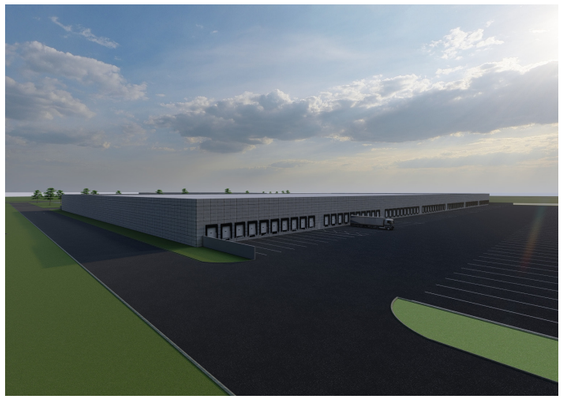
Port/Destination	Rate (per container)	Class A Net Rent (per SF)		
From Port of Philadelphia to:				
Veteran's Innovation Park (VIP)	$647.00	$9.50		
			VIP Savings (1 year)	**VIP Savings (5 years)**
Burlington	$575.00	$13.00	$1.3 Million	$7.1 Million
South Brunswick-8A	$742.00	$15.00	$3.3 Million	$17.5 Million
Edison	$863.00	$17.00	$5.0 Million	$26.4 Million
From Port of NY/NJ to:				
Veteran's Innovation Park (VIP)	$929.00	$9.50		
			VIP Savings (1 year)	**VIP Savings (5 years)**
Burlington	$820.00	$13.00	$1.1 Million	$6.0 Million
South Brunswick-8A	$615.00	$15.00	$866,000	$5.2 Million
Edison	$583.00	$17.00	$1.7 Million	$9.5 Million

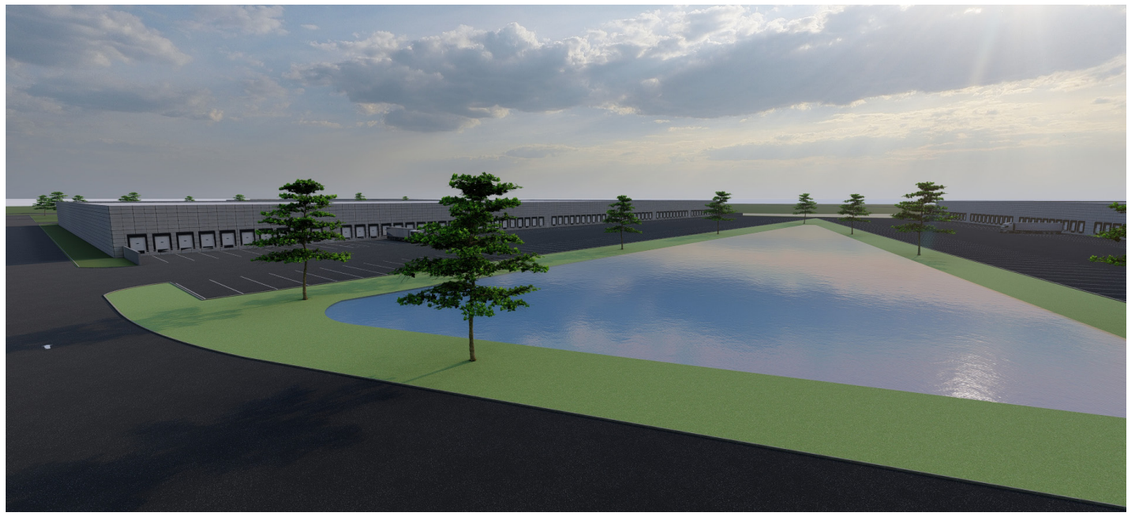
Assumptions:
500 trailers per month
500,000 SF
3% annual increases on five-year deal

VETERAN'S
INNOVATION PARK

CLICK TO VIEW THE VIDEO







NOTES

VETERAN'S INNOVATION PARK

THE GATEWAY TO CUSTOMIZABLE SOLUTIONS

Schedule a tour today and discover the prime industrial solution for your business needs

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