

INDUSTRIAL

±768,500 SF FOR LEASE



BUILDING 1
308,200 SF

BUILDING 2
460,300 SF

FLEXIBLE
LAYOUTS

New Construction | Delivering Early 2027



CUSHMAN &
WAKEFIELD

THE LOGISTICS ADVANTAGE You Need

4000 Bordentown Avenue is built for businesses that move fast and scale even faster. Undergoing a major redevelopment, the site will introduce two brand-new buildings with flexible, divisible options to accommodate a variety of tenant requirements.

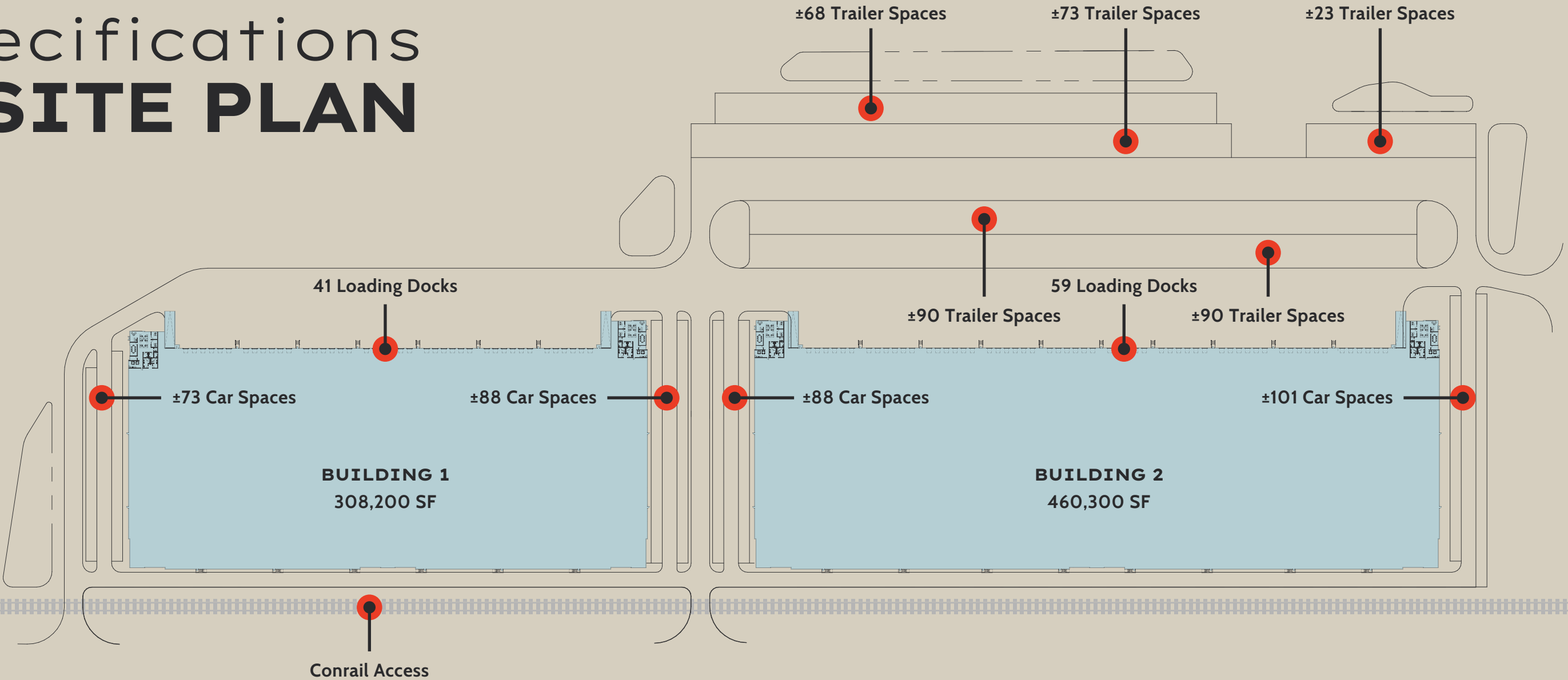
Strategically located in Sayreville, NJ, the property offers exceptional connectivity with immediate access to I-95 and on-site Conrail service, providing direct access to the largest U.S. port on the East Coast in under an hour.



HIGHLIGHTS

- Speculative redevelopment opportunity
- Zoned for industrial, manufacturing / distribution or cold storage
- On-site rail access served by Conrail
- 4.2 miles to I-95
- Less than 30 min to Newark International Airport
- Proximity to the second largest U.S. port
- 2-day transit times to key markets across the U.S

Specifications & SITE PLAN



BUILDING 1

Total Area	308,200 SF
Office	2,500 SF Spec Office
Clear Height	40'
Loading	Front
Column Bay Width	56' (typical)
Column Bay Depth	60' Speed Bays, 55' Deep Internal Bays
Dock Doors	41
Drive-in Doors	2
Total Car Spaces	161
Total Trailer Spaces	254 (shared-available)
Fire Suppression System	ESFR (with electric fire pump)

BUILDING 2

Total Area	460,300SF
Office	2,500 SF Spec Office
Clear Height	40'
Loading	Front
Column Bay Width	56' (typical)
Column Bay Depth	60' Speed Bays, 55' Deep Internal Bays
Dock Doors	59
Drive-in Doors	2
Total Car Spaces	189
Total Trailer Spaces	90 (dedicated); 254 (shared-available)
Fire Suppression System	ESFR (with electric fire pump)

Logistics WITHOUT LIMITS

4000 Bordentown Avenue's on-site Conrail access gives tenants a powerful logistics advantage, seamlessly connecting them to the national rail network via CSX and Norfolk Southern.

With a direct link to the Port of New York and New Jersey — the largest U.S. port on the East Coast—businesses gain access to major rail destinations across the Midwest, Northeast, and Eastern Canada, streamlining distribution and accelerating supply chain performance.



More than 1,200 miles of track



Reach over 134 million consumers across the U.S.



Services North & South Jersey, Philadelphia and Detroit



Region jointly owned by CSX and Norfolk Southern



ONGOING INVESTMENTS

The Port Authority has made significant rail investments in recent years, including expanding and improving intermodal ExpressRail facilities, the Conrail network, as well as NYNJ Rail facilities for the movement of domestic goods to East-of-Hudson markets.

US-9	• 2 miles	I-287	• 9 miles	Port Newark / Elizabeth	• 24 miles
Route 35	• 4 miles	NJ Turnpike Exit 11	• 10 miles	Verrazzano-Narrows Bridge	• 28 miles
Garden State Parkway	• 4 miles	Outerbridge Crossing	• 11 miles	Holland Tunnel	• 35 miles
NJ Turnpike	• 7 miles	Goethals Bridge	• 20 miles	Lincoln Tunnel	• 37 miles
NJ-440	• 8 miles	Newark Liberty Int'l Airport	• 24 miles		

Gateway to **GLOBAL TRADE**

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. 4000 Bordentown Avenue'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.



The Port of NY and NJ handled 8.7 million TEUs in 2024, an 11% increase over 2023 and maintaining its position as the busiest cargo gateway on the East Coast



On-dock rail system for same-day departure to the Midwest



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



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



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



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



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

Labor & DEMOGRAPHICS

within 30 miles



POPULATION

4.75 to 5 million



MEDIAN AGE

40 years



AVERAGE SALARY

\$80,000 to \$85,000



LABOR FORCE

2.2 to 2.5 million workers



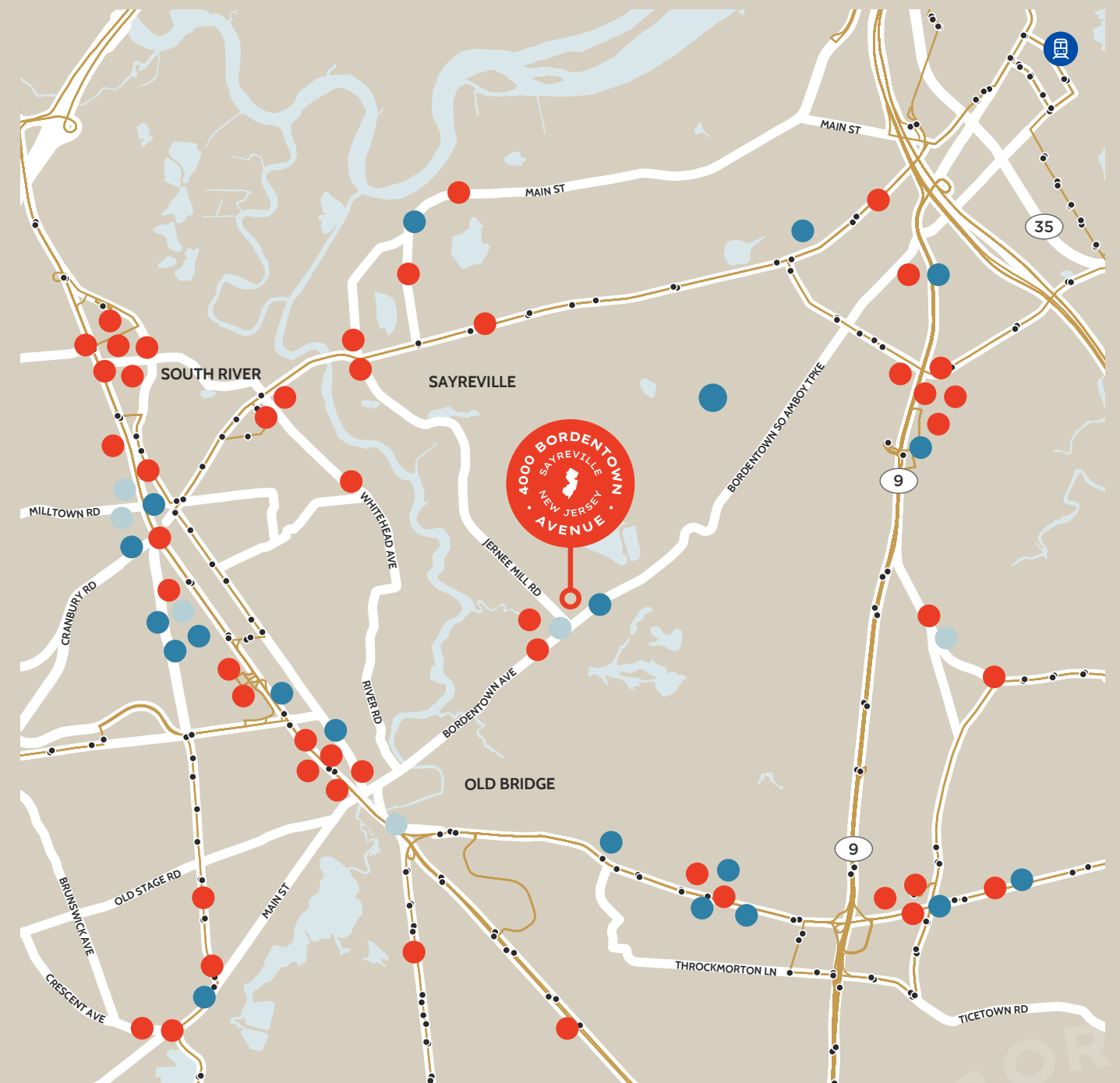
TRANSPORTATION & WAREHOUSE WORKERS

Estimated 200,000 to 250,000 workers (approx. 10-12% of labor force, reflecting heavy logistics/industrial activity near ports and distribution hubs)

EMPLOYMENT SECTORS

BLUE COLLAR • Large industrial, warehouse, and transportation workforce, including major distribution centers and port activity

WHITE COLLAR • Strong presence in professional services, tech, healthcare, and corporate sectors due to proximity to NYC and regional hubs like Princeton and New Brunswick



Convenience & AMENITIES



45 Restaurants



20 Fitness



6 Retail



NJ Passenger Rail Stations



NJ Transit Bus Stops



NJ Transit Bus Routes



INDUSTRIAL FOR LEASE

Truck Routes



- CHARLES FERN | 732 243 3101 | chuck.fern@cushwake.com
- JASON BARTON, SIOR | 732 243 3104 | jason.barton@cushwake.com
- ANDREW ROBERTS | 732 243 3123 | andrew.o.roberts@cushwake.com

