

| | Address | City | Property Type | Property Size | Space Avail | Rent/SF/Yr |
|----|----------------------|--------------|---------------------------------|---------------|-------------|------------|
| 1 | 1005 W Middlesex Ave | Port Reading | Class A Industrial/Warehouse | 737,620 SF | 737,620 SF | Withheld |
| 2 | 1000 Industrial Ave | Keasbey | Class A Industrial/Warehouse | 697,500 SF | 270,500 SF | Withheld |
| 3 | 215 Blair Rd | Avenel | Class A Industrial/Distribution | 197,666 SF | 197,666 SF | Withheld |
| 4 | 215 Blair Rd | Avenel | Class C Industrial/Warehouse | 175,182 SF | 175,182 SF | Withheld |
| 5 | 1400 Rahway Ave | Avenel | Class B Industrial/Warehouse | 250,000 SF | 164,820 SF | Withheld |
| 6 | 411 Blair Rd | Avenel | Class B Industrial/Warehouse | 95,000 SF | 95,000 SF | Withheld |
| 7 | 600 Markley St | Port Reading | Class C Industrial/Warehouse | 90,956 SF | 90,956 SF | \$6.50 |
| 8 | 18 Engelhard Ave | Avenel | Class B Industrial/Warehouse | 85,000 SF | 85,000 SF | Withheld |
| 9 | 5 Terminal Way | Avenel | Class C Industrial/Warehouse | 82,250 SF | 82,250 SF | \$5.95 |
| 10 | 4 Engelhard Ave | Avenel | Class B Industrial/Warehouse | 80,058 SF | 80,058 SF | \$4.50 |

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 Only properties with valid lat/lon display on map

4/8/2016

| | Address | City | Property Type | Property Size | Space Avail | Rate/SF/Yr |
|----|----------------------|--------------|----------------------------------|---------------|-------------|---------------|
| 11 | 190 Wood Ave S | Iselin | Class B Industrial/Warehouse | 154,708 SF | 68,719 SF | \$8.00 |
| 12 | 405 Blair Rd | Avenel | Class B Industrial/Warehouse | 93,000 SF | 68,000 SF | Withheld |
| 13 | 1115 W Middlesex Ave | Port Reading | Class A Industrial/Distribution | 582,965 SF | 60,000 SF | \$7.00 |
| 14 | 2 Amboy Ave | Woodbridge | Class B Industrial | 65,212 SF | 40,600 SF | \$9.50 |
| 15 | 5C Terminal Way | Avenel | Class B Industrial/Warehouse | 40,200 SF | 40,200 SF | \$5.95 |
| 16 | 4 Terminal Way | Avenel | Class C Industrial/Warehouse | 62,000 SF | 40,000 SF | Withheld |
| 17 | 3 Ronson Rd | Woodbridge | Class B Industrial/Manufacturing | 32,428 SF | 32,428 SF | Withheld |
| 18 | 95 New Brunswick Ave | Woodbridge | Class C Industrial/Warehouse | 40,000 SF | 20,000 SF | \$8.00-\$9.00 |
| 19 | 175 Quincy Ct | Hopelawn | Class C Industrial | 17,200 SF | 17,200 SF | \$4.50-\$6.00 |
| 20 | 1600 Rahway Ave | Avenel | Class A Industrial/Distribution | 326,741 SF | 12,930 SF | Withheld |
| 21 | 1076 US Highway 1 | Avenel | Class C Industrial/Warehouse | 10,125 SF | 10,125 SF | For Sale Only |
| 22 | 22 Cragwood Rd | Avenel | Class B Industrial/Warehouse | 40,000 SF | 6,000 SF | \$8.50 |
| 23 | 2 Amboy Ave | Woodbridge | Class B Industrial | 5,000 SF | 4,700 SF | Withheld |
| 24 | 900 Port Reading Ave | Port Reading | Class C Industrial/Warehouse | 67,000 SF | 4,100 SF | \$6.50 |
| 25 | 295-299 Kimball St | Woodbridge | Class C Industrial/Service | 6,982 SF | 3,500 SF | \$12.34 |
| 26 | 305 Kimball St | Woodbridge | Class C Industrial/Showroom | 2,700 SF | 2,000 SF | \$23.40 |
| 27 | 173 Karkus Ave | Woodbridge | Class B Industrial | 1,000 SF | 950 SF | For Sale Only |

1005 W Middlesex Ave - Building 2 - Port Reading Business Park



Location: **Building 2**
Brunswick/Piscataway Ind Cluster
Perth Amboy/GSP Ind Submarket
Middlesex County
Port Reading, NJ 07064

Building Type: **Class A Warehouse**

Status: **Built Jul 2014**
 Tenancy: **Single Tenant**

Land Area: -
 Stories: **1**
 RBA: **737,620 SF**

Management: -
 Recorded Owner: **ProLogis**

Total Avail: **737,620 SF**
 % Leased: **0%**

Ceiling Height: **36'0"**
 Column Spacing: **52'w x 50'd**
 Drive Ins: **4 - 12'0" w x 14'0" h**
 Loading Docks: **168 ext**
 Power: **2000a**

Crane: **None**
 Rail Line: -
 Cross Docks: **None**
 Const Mat: **Masonry**
 Utilities: -

Expenses: **2015 Tax @ \$0.17/sf**
 Parcel Number: **25-01095-0000-00002-01**
 Parking: **188 Industrial Trailer Spaces are available; 357 free Surface Spaces are available**
 Amenities: **LEED Certified**

| Floor | SF Avail | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term | Use/Type |
|-------|----------|-------------|------------------|-----------|------------------|----------|
| E 1st | 737,620 | 737,620 | Withheld | Vacant | To Be Determined | New |

1000 Industrial Ave



Location: AKA 1000 Riverside Dr
 Woodbridge Twp
 Brunswick/Piscataway Ind Cluster
 Perth Amboy/GSP Ind Submarket
 Middlesex County
 Keasbey, NJ 08832

Building Type: Class A Warehouse
Status: Built Nov 2005
Tenancy: Multiple Tenant

Land Area: 54.18 AC
Stories: 1
RBA: 697,500 SF

Management: F. Greek Development
Recorded Owner: -

Total Avail: 270,500 SF
% Leased: 100%

Ceiling Height: 32'0"
Column Spacing: 52'w x 50'd
Drive Ins: 4 - 14'0"w x 14'0"h
Loading Docks: 135 ext
Power: 277-480v

Crane: -
Rail Line: -
Cross Docks: Yes
Const Mat: Reinforced Concrete
Utilities: -

Expenses: 2011 Tax @ \$1.30/sf, 2012 Est Tax @ \$1.30/sf; 2011 Ops @ \$0.45/sf, 2012 Est Ops @ \$0.45/sf
Parking: 452 free Surface Spaces are available; Ratio of 6.50/1,000 SF

| Floor | SF Avail | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term | Use/Type |
|-------|----------|-------------|------------------|-----------|------------|----------|
| P 1st | 270,500 | 270,500 | Withheld | 05/2016 | Negotiable | Direct |

215 Blair Rd - Building B



Location: Building B
Union Ind Cluster
Carteret/Avenel Ind Submarket
Middlesex County
Avenel, NJ 07001

Building Type: Class A Distribution
Status: Proposed, breaks ground May 2016
Tenancy: -

Management: -
Recorded Owner: Blair Sq Llc

Land Area: -
Stories: 1
RBA: 197,666 SF

Total Avail: 197,666 SF
% Leased: 0%

Ceiling Height: 36'0"
Column Spacing: 46'w x 54'd
Drive Ins: 2
Loading Docks: 53 ext
Power: -

Crane: -
Rail Line: -
Cross Docks: -
Const Mat: Reinforced Concrete
Utilities: -

Expenses: 2016 Tax @ \$1.53/sf; 2016 Ops @ \$0.64/sf
Parcel Number: 25-00974-0000-00005, 25-00974-0000-00012
Parking: 24 Industrial Trailer Spaces are available; 125 Surface Spaces are available; Ratio of 0.67/1,000 SF

| Floor | SF Avail | Bldg Contig | Rent/SF/Yr + Sys | Occupancy | Term | Use/Type |
|-------|----------|-------------|------------------|-----------|------------|----------|
| E 1st | 197,666 | 197,666 | Withheld | 06/2017 | Negotiable | New |

215 Blair Rd - Building A



Location: Building A
Woodbridge Twp
Union Ind Cluster
Carteret/Avenel Ind Submarket
Middlesex County
Avenel, NJ 07001

Building Type: Class C Warehouse

Status: Built 1970
Tenancy: Multiple Tenant

Land Area: 23 AC
Stories: 1
RBA: 175,182 SF

Management: -
Recorded Owner: Blair SG LLC

Total Avail: 175,182 SF
% Leased: 100%

Ceiling Height: 24'0"-32'0"
Column Spacing: 50'w x 40'd
Drive Ins: 1
Loading Docks: 33 ext
Power: 4000a

Crane: None
Rail Line: None
Cross Docks: None
Const Mat: Steel
Utilities: -

Expenses: 2016 Tax @ \$1.53/sf; 2016 Ops @ \$0.64/sf

Parcel Number: 25-00974-0000-00013

Parking: 125 free Surface Spaces are available; 81 Industrial Trailer Spaces are available; Ratio of 2.00/1,000 SF

Amenities: Freezer (Space)

| Floor | SF Avail | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term | Use/Type |
|-------|--------------------|-------------|------------------|-----------|------------|----------|
| E 1st | 175,182/24,782 ofc | 175.182 | Withheld | 90 Days | Negotiable | Direct |

1400 Rahway Ave - Proposed



Location: Proposed
Union Ind Cluster
Carteret/Avenel Ind Submarket
Middlesex County
Avenel, NJ 07001

Building Type: Class B Warehouse

Status: Proposed
Tenancy: -

Land Area: 11.43 AC
Stories: 2
RBA: 250,000 SF

Management: -
Recorded Owner: 1500 Rahway II LLC c/o Pantheon Properties

Total Avail: 164,820 SF
% Leased: 34.1%

Ceiling Height: -
Column Spacing: -
Drive Ins: -
Loading Docks: 24 ext
Power: -

Crane: -
Rail Line: -
Cross Docks: -
Const Mat: -
Utilities: -

Expenses: 2015 Tax @ \$0.13/sf
Parcel Number: 25-00911-01-00010
Parking: 118 free Surface Spaces are available; 30 free Industrial Trailer Spaces are available

| Floor | SF Avail | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term | Use/Type |
|-------|-------------------|-------------|------------------|------------|------------|----------|
| E 1st | 164,820/7,500 ofc | 164,820 | Withheld | Negotiable | Negotiable | New |

411 Blair Rd



Location: **Woodbridge Twp
Union Ind Cluster
Carteret/Avenel Ind Submarket
Middlesex County
Avenel, NJ 07001**

Management: **Palin Enterprises**
Recorded Owner: **411 Blair Road Company L L C**

Ceiling Height: **24'0"-27'0"**
Column Spacing: **37-60'w x 20'd**
Drive Ins: **8**
Loading Docks: **24 ext**
Power: **200-400a**

Expenses: **2015 Tax @ \$1.42/sf**
Parcel Number: **25-00925-0000-00001**
Parking: **Free Surface Spaces**
Amenities: **Fenced Lot**

Building Type: **Class B Warehouse**

Status: **Built 1983**
Tenancy: **Single Tenant**

Land Area: **14.74 AC**
Stories: **1**
RBA: **95,000 SF**

Total Avail: **95,000 SF**
% Leased: **0%**

Crane: **7**
Rail Line: **Yes**
Cross Docks: **-**
Const Mat: **-**
Utilities: **Gas - Natural, Heating - Gas, Sewer - City,
Water - City**

| Floor | SF Avail | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term | Use/Type |
|-------|------------------|-------------|------------------|-----------|------------|----------|
| E 1st | 95,000/1,500 ofc | 95,000 | Withheld | Vacant | Negotiable | Direct |

600 Markley St



Location: **Woodbridge Twp
Brunswick/Piscataway Ind Cluster
Perth Amboy/GSP Ind Submarket
Middlesex County
Port Reading, NJ 07064**

Building Type: **Class C Warehouse**

Status: **Built 1972**
Tenancy: **Multiple Tenant**

Land Area: **5.27 AC**
Stories: **1**
RBA: **90,956 SF**

Management: **Abaline Supply**
Recorded Owner: **Abaline Supply**

Total Avail: **90,956 SF**
% Leased: **0%**

Ceiling Height: **22'0"**
Column Spacing: **40'w x 30'd**
Drive Ins: **1**
Loading Docks: **2 int/11 ext**
Power: **400-300a**

Crane: **None**
Rail Line: **None**
Cross Docks: **-**
Const Mat: **Masonry**
Utilities: **Heating - Gas, Sewer - City, Water - City**

Expenses: **2015 Tax @ \$1.52/sf**

Parcel Number: **25-00607-0000-00004, 25-00607-0000-00005, 25-00607-0000-00006, 25-00607-0000-00008**

Parking: **25 free Surface Spaces are available; Ratio of 0.28/1,000 SF**

Amenities: **Property Manager on Site**

| Floor | SF Avail | Bldg Contlg | Rent/SF/Yr + Svs | Occupancy | Term | Use/Type |
|-------|----------------------|-------------|------------------|-----------|------------|----------|
| E 1st | 90,956 div/4,200 ofc | 90,956 | \$6.50/nnn | Vacant | Negotiable | Direct |

18 Engelhard Ave



**Location: Union Ind Cluster
Carteret/Avenel Ind Submarket
Middlesex County
Avenel, NJ 07001**

Building Type: Class B Warehouse

**Status: Built 1975
Tenancy: -**

**Land Area: 4.60 AC
Stories: 1
RBA: 85,000 SF**

**Management: -
Recorded Owner: Wdbge R E Ven**

**Total Avail: 85,000 SF
% Leased: 100%**

**Ceiling Height: 22'0"
Column Spacing: 38'w x 40'd
Drive Ins: -
Loading Docks: 8 ext
Power: -**

**Crane: -
Rail Line: -
Cross Docks: -
Const Mat: -
Utilities: -**

**Expenses: 2015 Tax @ \$1.48/sf
Parcel Number: 25-00912-0000-00025-02**

| Floor | SF Avail | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term | Use/Type |
|-------|------------------|-------------|------------------|------------|------------|----------|
| E 1st | 85,000/7,640 ofc | 85,000 | Withheld | Negotiable | Negotiable | Direct |

5 Terminal Way - Bldg A-B - Terminal Way Business Pk



Location: Bldg A-B
 Woodbridge Twp
 Union Ind Cluster
 Carteret/Avenel Ind Submarket
 Middlesex County
 Avenel, NJ 07001

Building Type: Class C Warehouse
Status: Built 1980
Tenancy: Multiple Tenant

Management: -
Recorded Owner: Eden Wood Realty LLC

Land Area: 4.40 AC
Stories: 1
RBA: 82,250 SF

Total Avail: 82,250 SF
% Leased: 100%

Ceiling Height: 28'0"
Column Spacing: 44'w x 44'd
Drive Ins: -
Loading Docks: 17 ext
Power: 600a/120-208v 3p/4w

Crane: None
Rail Line: Yes
Cross Docks: -
Const Mat: Masonry
Utilities: Heating - Gas, Lighting

Expenses: 2015 Tax @ \$2.04/sf
Parcel Number: 25-00912-0000-00018-02
Parking: 30 Surface Spaces are available; Ratio of 0.36/1,000 SF

| Floor | SF Avail | Bldg Config | Rent/SF/Yr + Svs | Occupancy | Term | Use/Type |
|---------------------|----------------------|-------------|------------------|-----------|------------|----------|
| E 1st / Suite 5A/5B | 82,250 div/1,800 ofc | 82,250 | \$5.95/nnn | 30 Days | Negotiable | Direct |

4 Engelhard Ave



Location: **Woodbridge Twp
Union Ind Cluster
Carteret/Avenel Ind Submarket
Middlesex County
Avenel, NJ 07001**

Building Type: **Class B Warehouse**

Status: **Built 1976**
Tenancy: **Multiple Tenant**

Land Area: **7 AC**
Stories: **1**
RBA: **80,058 SF**

Management: **Avison Young**
Recorded Owner: **The Realty Associates Fund X, LP**

Total Avail: **80,058 SF**
% Leased: **100%**

Ceiling Height: **27'0"**
Column Spacing: **-**
Drive Ins: **-**
Loading Docks: **36 ext**
Power: **-**

Crane: **-**
Rail Line: **Yes**
Cross Docks: **-**
Const Mat: **Masonry**
Utilities: **Heating - Gas**

Expenses: **2015 Tax @ \$2.13/sf, 2011 Est Tax @ \$2.21/sf; 2011 Est Ops @ \$0.72/sf**
Parcel Number: **25-00912-0000-00022**
Parking: **Free Surface Spaces; Ratio of 0.62/1,000 SF**
Amenities: **Fenced Lot**

| Floor | SF Avail | Bldg Contlg | Rent/SF/Yr + Svs | Occupancy | Term | Use/Type |
|-------|----------|-------------|------------------|-----------|---------------|----------|
| E 1st | 80,058 | 80,058 | \$4.50/n | 30 Days | Thru Dec 2016 | Sublet |

190 Wood Ave S - The Offices at Metropark



Location: The Offices at Metropark
Iselin
Brunswick/Piscataway Ind Cluster
Perth Amboy/GSP Ind Submarket
Middlesex County
Iselin, NJ 08830

Management: Tishman Speyer
Recorded Owner: Metropark Investor Llc

Ceiling Height: 30'0"
Column Spacing: -
Drive Ins: 2
Loading Docks: 2 ext
Power: -

Expenses: 2015 Tax @ \$1.73/sf
Parcel Number: 25-00356-02-00013-03
Parking: Ratio of 3.00/1,000 SF
Amenities: Property Manager on Site

Building Type: Class B Warehouse
Status: Built 1982
Tenancy: Multiple Tenant

Land Area: 7.02 AC
Stories: 1
RBA: 154,708 SF

Total Avail: 68,719 SF
% Leased: 55.6%

Crane: -
Rail Line: None
Cross Docks: None
Const Mat: -
Utilities: -

| Floor | SF Avail | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term | Use/Type |
|-------|----------|-------------|------------------|-----------|------------|----------|
| P 1st | 68,719 | 68,719 | \$8.00/n | Vacant | Negotiable | Direct |

405 Blair Rd



Location: Woodbridge Twp
 Union Ind Cluster
 Carteret/Avenel Ind Submarket
 Middlesex County
 Avenel, NJ 07001

Building Type: Class B Warehouse
Status: Built 1962
Tenancy: Multiple Tenant

Management: Palin Enterprises
Recorded Owner: 411 Blair Road Company L L C

Land Area: 15 AC
Stories: 2
RBA: 66,000 SF

Total Avail: 66,000 SF
% Leased: 0%

Ceiling Height: 12'0"-16'0"
Column Spacing: -
Drive Ins: 5
Loading Docks: 12 ext
Power: 200a

Crane: None
Rail Line: None
Cross Docks: -
Const Mat: Masonry
Utilities: Gas - Natural, Heating - Gas, Sewer - City,
 Water - City

Expenses: 2011 Tax @ \$1.84/sf
Parcel Number: 25-00925-0000-00001
Amenities: Fenced Lot

| Floor | SF Avail | Bldg Contig | Rent/SF/Yr + Sys | Occupancy | Term | Use/Type |
|----------------------|----------|-------------|------------------|-----------|------------|----------|
| P 1st / Suite Unit B | 23,000 | 66,000 | Withheld | Vacant | Negotiable | Direct |
| P 1st / Suite Unit C | 15,000 | 66,000 | Withheld | Vacant | Negotiable | Direct |
| P 1st / Suite Unit D | 22,000 | 66,000 | Withheld | Vacant | Negotiable | Direct |

405 Blair Rd(cont'd)



| Floor | SF Avail | Bldg Contig | Rent/SF/Yr + Sys | Occupancy | Term | Use/Type |
|----------------------|----------|-------------|------------------|-----------|------------|----------|
| P 2nd / Suite Unit A | 6,000 | 66,000 | Withheld | Vacant | Negotiable | Direct |

1115 W Middlesex Ave - Building 3 - Port Reading Business Park



Location: **Building 3**
Brunswick/Piscataway Ind Cluster
Perth Amboy/GSP Ind Submarket
Middlesex County
Port Reading, NJ 07064

Building Type: **Class A Distribution**

Status: **Built Aug 2014**
 Tenancy: **Multiple Tenant**

Land Area: -
 Stories: **1**
 RBA: **582,965 SF**

Management: -
 Recorded Owner: **ProLogis**

Total Avail: **60,000 SF**
 % Leased: **100%**

Ceiling Height: **36'0"**
 Column Spacing: **52'w x 50'd**
 Drive Ins: **4 - 12'0"w x 14'0"h**
 Loading Docks: **86 ext**
 Power: **2000a**

Crane: **None**
 Rail Line: -
 Cross Docks: -
 Const Mat: **Masonry**
 Utilities: -

Expenses: **2015 Tax @ \$0.18/sf**
 Parcel Number: **25-01095-0000-00005**
 Parking: **148 Industrial Trailer Spaces are available; 381 free Surface Spaces are available**
 Amenities: **LEED Certified**

| Floor | SF Avail | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term | Use/Type |
|-------|----------|-------------|------------------|-----------|------------|----------|
| P 1st | 60,000 | 60,000 | \$7.00/nnn | 30 Days | Negotiable | Sublet |

2 Amboy Ave



Location: Brunswick/Piscataway Ind Cluster
Perth Amboy/GSP Ind Submarket
Middlesex County
Woodbridge, NJ 07095

Building Type: Class B Industrial
Status: Built 1932, Renov 2008
Tenancy: Multiple Tenant

Management: The Stro Companies
Recorded Owner: Lwi Realty Associates LLC

Land Area: 4.66 AC
Stories: 1
RBA: 65,212 SF

Total Avail: 40,500 SF
% Leased: 91.6%

Ceiling Height: 30'0"
Column Spacing: -
Drive Ins: 9
Loading Docks: 2 ext
Power: -

Crane: Yes
Rail Line: None
Cross Docks: -
Const Mat: -
Utilities: -

Expenses: 2013 Tax @ \$1.26/sf
Parcel Number: 25-00524-0000-00001
Parking: Ratio of 1.60/1,000 SF
Amenities: Fenced Lot

| Floor | SF Avail | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term | Use/Type |
|-------------------|------------------|-------------|------------------|------------|------------|----------|
| P 1st / Suite 1-5 | 35,000/5,400 ofc | 35,000 | \$9.50/nnn | Negotiable | Negotiable | Sublet |
| P 1st / Suite 8 | 5,500 | 5,500 | Withheld | Vacant | Negotiable | Direct |

5C Terminal Way - Bldg C - Terminal Way Business Pk



Location: **Bldg C**
Woodbridge Twp
Union Ind Cluster
Carteret/Avenel Ind Submarket
Middlesex County
Avenel, NJ 07001

Management: **Supermarket General Corp.**
 Recorded Owner: **Supermarket General Corp.**

Ceiling Height: **28'0"**
 Column Spacing: **40'w x 45'd**
 Drive Ins: -
 Loading Docks: **11 ext**
 Power: -

Expenses: **2013 Tax @ \$0.92/sf**
 Parcel Number: **25-00912-0000-00019-01**
 Parking: **10 free Surface Spaces are available**
 Amenities: **Fenced Lot, Property Manager on Site**

Building Type: **Class B Warehouse**

Status: **Built 1970**
 Tenancy: **Single Tenant**

Land Area: **5 AC**
 Stories: **1**
 RBA: **40,200 SF**

Total Avail: **40,200 SF**
 % Leased: **0%**

Crane: **None**
 Rail Line: -
 Cross Docks: -
 Const Mat: **Masonry**
 Utilities: **Heating - Gas**

| Floor | SF Avail | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term | Use/Type |
|-----------------|----------|-------------|------------------|-----------|------------|----------|
| E 1st / Suite C | 40,200 | 40,200 | \$5.95/n | Vacant | Negotiable | Direct |

4 Terminal Way - Bldg C-D - Terminal Way Business Pk



Location: Bldg C-D
 Woodbridge Twp
 Union Ind Cluster
 Carteret/Avenel Ind Submarket
 Middlesex County
 Avenel, NJ 07001

Management: Avison Young
Recorded Owner: Realty Assoc Fund X

Ceiling Height: 28'0"
Column Spacing: 40'w x 45'd
Drive Ins: -
Loading Docks: 18 ext
Power: -

Expenses: 2014 Tax @ \$0.46/sf
Parcel Number: 25-00912-0000-00018-01
Parking: 10 free Surface Spaces are available

Building Type: Class C Warehouse
Status: Built 1980
Tenancy: Multiple Tenant

Land Area: 2.96 AC
Stories: 1
RBA: 82,000 SF

Total Avail: 40,000 SF
% Leased: 51.2%

Crane: None
Rail Line: Yes
Cross Docks: -
Const Mat: Masonry
Utilities: Heating - Gas

| Floor | SF Avail | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term | Use/Type |
|-----------------|----------|-------------|------------------|-----------|---------|----------|
| P 1st / Suite D | 40,000 | 40,000 | Withheld | Vacant | 3-5 yrs | Direct |

3 Ronson Rd - Building 1



Location: Building 1
Woodbridge Twp
Brunswick/Piscataway Ind Cluster
Perth Amboy/GSP Ind Submarket
Middlesex County
Woodbridge, NJ 08830

Building Type: Class B Manufacturing

Status: Built 1958
Tenancy: Single Tenant

Land Area: 7.16 AC
Stories: 1
RBA: 32,428 SF

Management: Ronson Corporation
Recorded Owner: 3 Ronson LLC

Total Avail: 32,428 SF
% Leased: 0%

Ceiling Height: 16'0"
Column Spacing: 33'w x 33'd
Drive Ins: -
Loading Docks: 7 ext
Power: Heavy

Crane: None
Rail Line: None
Cross Docks: Yes
Const Mat: Masonry
Utilities: Heating - Oil (Fired)

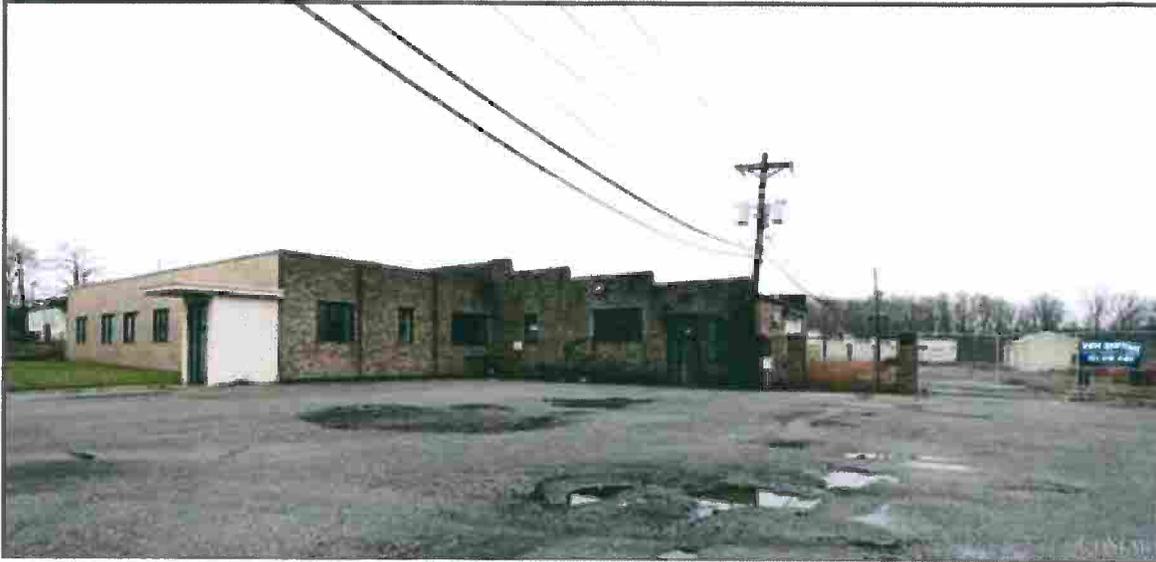
Expenses: 2008 Tax @ \$2.94/sf, 2013 Est Tax @ \$1.73/sf

Parcel Number: 25-00367-0000-00001-04

Parking: Free Surface Spaces
Amenities: Air Conditioning

| Floor | SF Avail | Bldg Contlg | Rent/SF/Yr + Svs | Occupancy | Term | Use/Type |
|-------|------------------|-------------|------------------|-----------|------------|----------|
| E 1st | 32,428/2,700 ofc | 32,428 | Withheld | Vacant | Negotiable | Direct |

95 New Brunswick Ave



Location: **Woodbridge Twp
Brunswick/Piscataway Ind Cluster
Perth Amboy/GSP Ind Submarket
Middlesex County
Woodbridge, NJ 08861**

Building Type: **Class C Warehouse**

Status: **Built 1986**
Tenancy: **Multiple Tenant**

Land Area: **2.80 AC**
Stories: **1**
RBA: **40,000 SF**

Management: -
Recorded Owner: **Mach IV Properties LLC**

Total Avail: **20,000 SF**
% Leased: **50.0%**

Ceiling Height: **16'0"**
Column Spacing: -
Drive Ins: **9 - 10'0"w x 12'0"h**
Loading Docks: **3 ext**
Power: -

Crane: **None**
Rail Line: **None**
Cross Docks: -
Const Mat: **Masonry**
Utilities: **Gas - Natural, Heating - Gas, Sewer - City,
Water - City**

Expenses: **2015 Tax @ \$0.69/sf**
Parcel Number: **25-00031-08-00004**
Parking: **30 free Surface Spaces are available**
Amenities: **Fenced Lot**

| Floor | SF Avail | Bldg Contig | Rent/SF/Yr + Sve | Occupancy | Term | Use/Type |
|-------|------------------|-------------|---------------------|-----------|------|----------|
| P 1st | 20,000/1,000 ofc | 20,000 | \$8.00-\$9.00/+util | Vacant | 1 yr | Direct |

175 Quincy Ct - Bldg 1



Location: **Bldg 1**
Woodbridge Twp
Brunswick/Piscataway Ind Cluster
Perth Amboy/GSP Ind Submarket
Middlesex County
Hopelawn, NJ 08861

Management: -
 Recorded Owner: **Solidtek, Inc.**

Ceiling Height: **14'0"-18'0"**
 Column Spacing: **20'w x 20'd**
 Drive Ins: **2**
 Loading Docks: **4 int/4 ext**
 Power: **400a/480v**

Building Type: **Class C Industrial**

Status: **Built 1967**
 Tenancy: **Multiple Tenant**

Land Area: **2.30 AC**
 Stories: **1**
 RBA: **17,200 SF**

Total Avail: **17,200 SF**
 % Leased: **0%**

Crane: **None**
 Rail Line: **None**
 Cross Docks: **-**
 Const Mat: **-**
 Utilities: **Heating - Gas**

Expenses: **2015 Tax @ \$2.74/sf**

Parcel Number: **25-00031-0008-00001, 25-00031-0008-00001-0000-B01, 25-00031-08-00001, 25-00031-08-00001-0000-B01**

Parking: **Free Surface Spaces**

| Floor | SF Avail | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term | Use/Type |
|-------|------------------|-------------|------------------|-----------|------------|----------|
| P 1st | 11,000/3,500 ofc | 39,900 | \$4.50/n | Vacant | Negotiable | Direct |
| P 1st | 6,200 div | 39,900 | \$6.00/mg | Vacant | Negotiable | Direct |

1500 Rahway Ave



Location: **Union Ind Cluster
Carteret/Avenel Ind Submarket
Middlesex County
Avenel, NJ 07001**

Building Type: **Class A Distribution**
Status: **Built 1994**
Tenancy: **Multiple Tenant**

Land Area: **26.67 AC**
Stories: **1**
RBA: **326,741 SF**

Management: **Pantheon Properties**
Recorded Owner: **Pantheon Properties**

Total Avail: **12,930 SF**
% Leased: **96.0%**

Ceiling Height: **29'6"**
Column Spacing: **52'w x 44'd**
Drive Ins: **1 - 10'0"w**
Loading Docks: **37 ext**
Power: **2000a/277-480v 3p**

Crane: **None**
Rail Line: **None**
Cross Docks: **None**
Const Mat: **Steel**
Utilities: **Heating - Gas, Lighting, Sewer - City, Water - City**

Expenses: **2016 Tax @ \$1.65/sf, 2012 Est Tax @ \$1.40/sf; 2011 Ops @ \$0.53/sf, 2012 Est Ops @ \$0.53/sf**
Parcel Number: **25-00907-0000-00010-02**
Parking: **200 free Surface Spaces are available; 61 Industrial Trailer Spaces are available; Ratio of 1.80/1,000 SF**

| Floor | SF Avail | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term | Use/Type |
|--------|----------|-------------|------------------|-----------|------------|----------|
| P MEZZ | 12,930 | 12,930 | Withheld | Vacant | Negotiable | Direct |

1076 US Highway 1



Location: **Union Ind Cluster
Carteret/Avenel Ind Submarket
Middlesex County
Avenel, NJ 07001**

Building Type: **Class C Warehouse**
Status: **Existing**
Tenancy: **Single Tenant**

Land Area: **0.82 AC**
Stories: **1**
RBA: **10,125 SF**

Management: -
Recorded Owner: **1043 Us Highway 1 Ents Llc**

Total Avail: **10,125 SF**
% Leased: **100%**

Ceiling Height: **16'0"**
Column Spacing: -
Drive Ins: -
Loading Docks: -
Power: -

Crane: -
Rail Line: -
Cross Docks: -
Const Mat: -
Utilities: **Gas, Heating**

Expenses: **2015 Tax @ \$1.49/sf**
Parcel Number: **25-00786-01-00021**
Parking: **20 Surface Spaces are available; Ratio of 1.97/1,000 SF**

| Floor | SF Avail | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term | Use/Type |
|-------|----------|-------------|------------------|-----------|------|----------|
| | 10,125 | 10,125 | Withheld | 30 Days | TBD | Direct |

22 Cragwood Rd - Avenel Business Center



Location: Avenel Business Center
 Woodbridge Twp
 Union Ind Cluster
 Carteret/Avenel Ind Submarket
 Middlesex County
 Avenel, NJ 07001

Building Type: Class B Warehouse
Status: Built 1970
Tenancy: Multiple Tenant

Land Area: 2.08 AC
Stories: 1
RBA: 40,000 SF

Management: NAI James E. Hanson, Inc.
Recorded Owner: -

Total Avail: 5,000 SF
% Leased: 100%

Ceiling Height: 18'0"-22'0"
Column Spacing: 30'w x 40'd
Drive Ins: 1 - 10'0"w x 12'0"h
Loading Docks: 8 ext
Power: -

Crane: None
Rail Line: None
Cross Docks: None
Const Mat: Masonry
Utilities: Gas, Sewer, Water

Expenses: 2015 Tax @ \$1.82/sf, 2010 Est Tax @ \$1.28/sf; 2012 Ops @ \$1.30/sf, 2010 Est Ops @ \$1.32/sf
Parcel Number: 25-00912-10-00014-02
Parking: 36 free Surface Spaces are available; Ratio of 0.90/1,000 SF

| Floor | SF Avail | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term | Use/Type |
|-----------------|-----------------|-------------|------------------|-----------|------------|----------|
| P 1st / Suite G | 5,000/1,150 ofc | 5,000 | \$8.50/nnn | 05/2016 | Negotiable | Direct |

2 Amboy Ave - Building 5



Location: Building 5
 Brunswick/Piscataway Ind Cluster
 Perth Amboy/GSP Ind Submarket
 Middlesex County
 Woodbridge, NJ 07095

Building Type: Class B Industrial
Status: Built 1925, Renov 2008
Tenancy: -

Land Area: 5 AC
Stories: 1
RBA: 5,000 SF

Management: The Stro Companies
Recorded Owner: Lwi Realty Associates LLC

Total Avail: 4,700 SF
% Leased: 6.0%

Ceiling Height: -
Column Spacing: -
Drive Ins: -
Loading Docks: -
Power: -

Crane: -
Rail Line: -
Cross Docks: -
Const Mat: -
Utilities: -

Expenses: 2013 Tax @ \$16.37/sf
Parcel Number: 25-00524-0000-00001

| Floor | SF Avail | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term | Use/Type |
|-------|----------|-------------|------------------|-----------|------------|----------|
| P 1st | 4,700 | 4,700 | Withheld | Vacant | Negotiable | Direct |

900 Port Reading Ave - Woodbridge Industrial Pk



Location: Woodbridge Twp
Brunswick/Piscataway Ind Cluster
Perth Amboy/GSP Ind Submarket
Middlesex County
Port Reading, NJ 07064

Building Type: Class C Warehouse

Status: Built 1970
Tenancy: Multiple Tenant

Land Area: 8.35 AC
Stories: 2
RBA: 67,000 SF

Management: Itc Realty Corp
Recorded Owner: Itc Realty Corp

Total Avail: 4,100 SF
% Leased: 93.9%

Ceiling Height: 14'0"-18'0"
Column Spacing: -
Drive Ins: 10
Loading Docks: None
Power: 200a

Crane: None
Rail Line: None
Cross Docks: -
Const Mat: Masonry
Utilities: Gas - Natural, Heating - Gas

Expenses: 2015 Tax @ \$1.58/sf, 2012 Est Tax @ \$1.35/sf; 2011 Ops @ \$2.13/sf, 2012 Est Ops @ \$2.13/sf
Parcel Number: 25-01095-03-00016-03
Parking: 100 free Surface Spaces are available; Ratio of 1.50/1,000 SF

| Floor | SF Avail | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term | Use/Type |
|-------------------|---------------|-------------|------------------|-----------|----------|----------|
| P 1st / Suite B-4 | 4,100/750 ofc | 4,100 | \$6.50/nnn | Vacant | 12 mnths | Direct |

295-299 Kimball St



Location: **Union Ind Cluster
Carteret/Avenel Ind Submarket
Middlesex County
Woodbridge, NJ 07095**

Building Type: **Class C Service**
Status: **Built 1960**
Tenancy: **Multiple Tenant**

Land Area: **0.53 AC**
Stories: **2**
RBA: **6,982 SF**

Management: -
Recorded Owner: **301 Kimball Street Lic**

Total Avail: **3,500 SF**
% Leased: **49.9%**

Ceiling Height: -
Column Spacing: -
Drive Ins: -
Loading Docks: **None**
Power: -

Crane: -
Rail Line: **None**
Cross Docks: -
Const Mat: **Reinforced Concrete**
Utilities: -

Expenses: **2015 Tax @ \$2.38/sf**
Parcel Number: **25-00847-04-00014**
Parking: **6 Surface Spaces are available; Ratio of 0.82/1,000 SF**

| Floor | SF Avail | Bldg Contig | Rent/SF/Yr + Sys | Occupancy | Term | Use/Type |
|-------------------|----------|-------------|------------------|-----------|------------|----------|
| P 1st / Suite 295 | 1,750 | 1,750 | \$12.34/mg | Vacant | 1 yr | Direct |
| E 2nd | 1,750 | 1,750 | \$12.34/negot | Vacant | Negotiable | Direct |

305 Kimball St



Location: **Union Ind Cluster
Carteret/Avenel Ind Submarket
Middlesex County
Woodbridge, NJ 07095**

Building Type: **Class C Showroom**

Status: **Existing**
Tenancy: -

Land Area: **0.73 AC**
Stories: **1**
RBA: **2,700 SF**

Management: **RE/MAX First Realty**
Recorded Owner: **Arvi Realty Lic**

Total Avail: **2,000 SF**
% Leased: **25.9%**

Ceiling Height: -
Column Spacing: -
Drive Ins: -
Loading Docks: -
Power: -

Crane: -
Rail Line: -
Cross Docks: -
Const Mat: -
Utilities: -

Expenses: **2015 Tax @ \$5.95/sf**
Parcel Number: **25-00847-04-00021**

| Floor | SF Avail | Bldg Contig | Rent/SF/Yr + Sys | Occupancy | Term | Use/Type |
|-------|----------|-------------|------------------|-----------|------|----------|
| P 1st | 2,000 | 2,000 | \$23.40/nnn | Vacant | 1 yr | Direct |

173 Karkus Ave



Location: **Brunswick/Piscataway Ind Cluster**
Perth Amboy/GSP Ind Submarket
Middlesex County
Woodbridge, NJ 07095

Building Type: **Class B Industrial**

Status: **Existing**

Tenancy: -

Land Area: -

Stories: -

RBA: **1,000 SF**

Total Avail: **950 SF**

% Leased: **5.0%**

Management: -
 Recorded Owner: -

Ceiling Height: **9'0"**
 Column Spacing: -
 Drive Ins: **1**
 Loading Docks: -
 Power: -

Crane: -
 Rail Line: -
 Cross Docks: -
 Const Mat: -
 Utilities: -

Expenses: **2015 Tax @ \$4.89/sf**
 Parcel Number: **25-00290-01-00008-02**
 Amenities: **Fenced Lot**

| Floor | SF Avail | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term | Use/Type |
|-------|----------|-------------|------------------|-----------|------|----------|
| | 950 | 950 | Withheld | Vacant | TBD | Direct |