

135 DEY ROAD **8A**
LOGISTICS CENTER
SOUTH BRUNSWICK, NEW JERSEY

NEW JERSEY INDUSTRIAL DEVELOPMENT OPPORTUNITY

IMMEDIATE ACCESS TO EXIT 8A OF THE NEW JERSEY TURNPIKE

BEST-IN-CLASS PRODUCT-MARKET-FIT



EXECUTIVE SUMMARY

Jones Lang LaSalle Americas, Inc. ("JLL"), has been retained as exclusive advisor to Sansone Group (the "Sponsor" or "Sansone") to present the opportunity to capitalize the Dey Road Logistics Center at 8A (the "Project" or "Development"), located in South Brunswick Township, New Jersey in the heart of the Exit 8A industrial market. The Property offers an investor / developer the rare opportunity to construct a fully approved industrial development at Exit 8A of the New Jersey Turnpike.

Situated on 36.5 acres, Dey Road Logistics Center at 8A offers the ability to develop a best-in-class industrial property totaling 385,200 square feet. The Property presents a timeless, irreplaceable location, offering the rare opportunity for a developer to construct an industrial park within one of New Jersey's highest performing industrial submarkets servicing the Northeast Corridor.

The New Jersey Industrial Market continues to be one of the top performing submarkets in the United States with sustainable tenant demand and an increasingly limited development pipeline. Given the limited remaining industrial development sites and the growing reluctance from municipalities to grant zoning variances, the imbalance of supply and demand will continue to grow.

Upon completion, Dey Road Logistics Center will be one of northern New Jersey's premier Class A rear-load facilities, offering 385,200 square feet with best-in-class specifications at Exit 8A of the New Jersey Turnpike.

PROJECT SUMMARY	
ADDRESS	135 Dey Road, South Brunswick Township, NJ
SITE SIZE	36.5 Acres
SQUARE FOOTAGE	385,200
CLEAR HEIGHT	36' (Alternate up to 40')
PARKING	Auto: ± 214 spaces Trailer: ± 71 spaces
EST. LAND CLOSING	August 2026
EST. DELIVERY DATE	Q4 2027
EST. CONSTRUCTION TIMELINE	Construction commences October 2026, followed by a 12-month construction period (including 3 months of site work & 9 months of vertical construction)



INVESTMENT HIGHLIGHTS

NEW JERSEY INDUSTRIAL MARKET

The New Jersey Industrial market is the fourth largest industrial market in the United States, measuring over 836 million square feet of industrial real estate. Market fundamentals in New Jersey consistently outperform the rest of country. Asking Rents in New Jersey have grown 10.83% (year-over-year) since the start of 2018, trailing only the Inland Empire for the fastest growing rents in the country over that time period. Additionally, as bulk development sites in New Jersey grow more and more scarce, the overwhelming demand for space in the Northern and Central New Jersey submarkets continues to push south.

SUSTAINED TENANT DEMAND & LEASING VELOCITY

Since the start of 2024, the Exit 5 to 8A of the New Jersey Turnpike has signed 49 Class A leases totaling 18.7 million square feet, an average of 777,692 square feet per month. The continued stability of Class A leasing velocity in the submarket has resulted in an average vacancy rate of 4.6% and annual net absorption of 4.8 million square feet since 2018. With 13.3 million square feet of active tenant requirements in Central New Jersey, fundamentals in this market remain strong with no sign of slowing down.

SUPPLY CONSTRAINED DEVELOPMENT PIPELINE

As of March 2026, Dey Road Logistics Center at 8A represents **one of three buildings with full entitlements and approvals at Exit 8A of the New Jersey Turnpike. It will also be the only development site below 745K SF.** As municipalities in New Jersey grow even more unwilling to allow for industrial development, the imbalance of supply and demand is expected to continue indefinitely.

PERFECTLY DESIGNED CLASS A DISTRIBUTION FACILITY

Dey Road Logistics Center at 8A was designed to offer best-in-class distribution elements such as a 36' clear height (Alternate up to 40'), excellent loading ratio of 1 per 6,209 square feet, abundant car and truck parking, separate points of ingress and egress for automobiles and trucks and was designed to be seamlessly demised in the event of multi-tenant use. **All remaining entitlements and approvals are expected to be received by August 2026.**

PROXIMITY TO POPULATION CENTERS & PORT OF NEWARK ELIZABETH

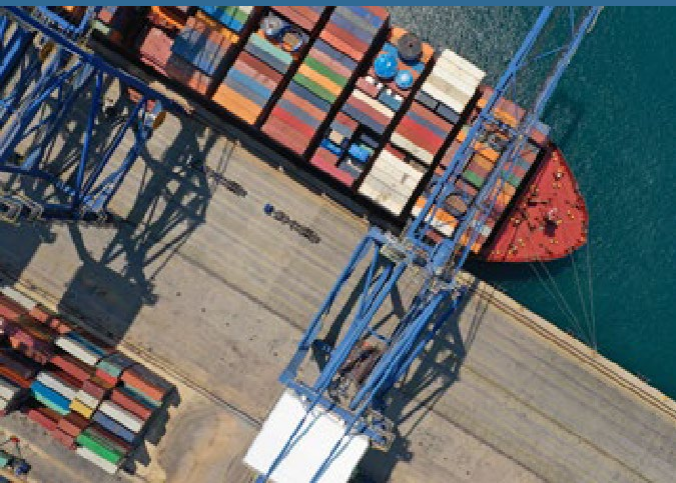
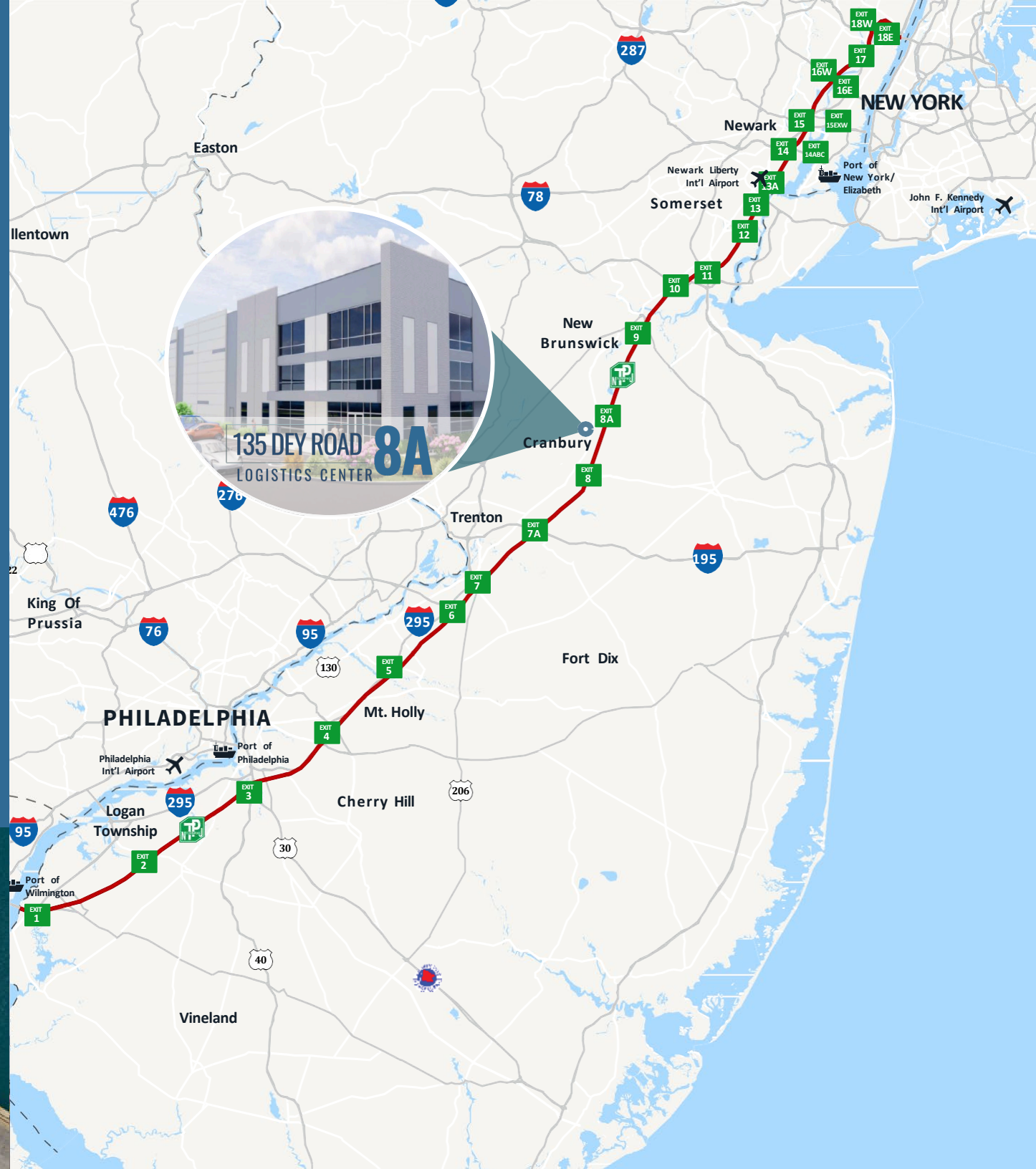
Strategically positioned at the geographic midpoint of the Northeast Distribution Corridor from Washington DC to Boston, the location provides access to more than 130 million consumers within one day's drive. The Project is also situated within 60 miles of the Port of Newark Elizabeth, Newark Int'l Airport, PhilaPort, New York City and Philadelphia, offering world-class supply chain infrastructure.

UNPARALLELED DISTRIBUTION LOCATION

The Property is situated at Exit 8A of the N.J. Turnpike providing immediate multi-directional access to the arterial highways of the region. Additionally, the Property is located 33 miles from Newark Liberty International Airport and 37 miles from the Port of Newark Elizabeth, the largest Port on the East Coast, offering tenants connectivity to two of the largest shipping hubs in the country within a 45-minute drive time.

KEY DISTANCES

Route 130:	0.2 Miles
NJ Turnpike Exit 8A:	2.5 Miles
Newark Liberty Intl. Airport:	33 Miles
Port Newark / Elizabeth:	37 Miles
New York City:	46 Miles
Port of Philadelphia:	49 Miles
Philadelphia:	53 Miles
Philadelphia Intl. Airport	60 Miles



EXIT 8A / 8 INDUSTRIAL SUBMARKET

236
PROPERTIES

72.1 M SF
TOTAL INVENTORY

9.9%
YOY OVERALL
RENT GROWTH
(SINCE 2020)

5.80%
OVERALL VACANCY

+5.88M SF
TOTAL ABSORPTION
(2020 - Q1 2026)

911.8K SF
AVERAGE ANNUAL NET
ABSORPTION
(SINCE 2020)

13.3M SF
ACTIVE TENANT REQUIREMENTS
(CENTRAL NEW JERSEY)

Note: Overall data is inclusive of both Class A and B industrial product in the Exit 8 / 8A submarket.



135 DEY ROAD **8A**
LOGISTICS CENTER

INSTITUTIONAL OWNERSHIP & BRAND NAME TENANCY AT EXIT 8/8A

MAJOR INSTITUTIONAL OWNERS



BRAND NAME TENANCY



IMPRESSIVE LABOR & POPULATION DEMOGRAPHICS

30-MINUTE DRIVE TIME



885,346

TOTAL
POPULATION



488,289

TOTAL
WORKFORCE



14.8%

BLUE COLLAR
WORKFORCE



4.9%

UNEMPLOYMENT
RATE



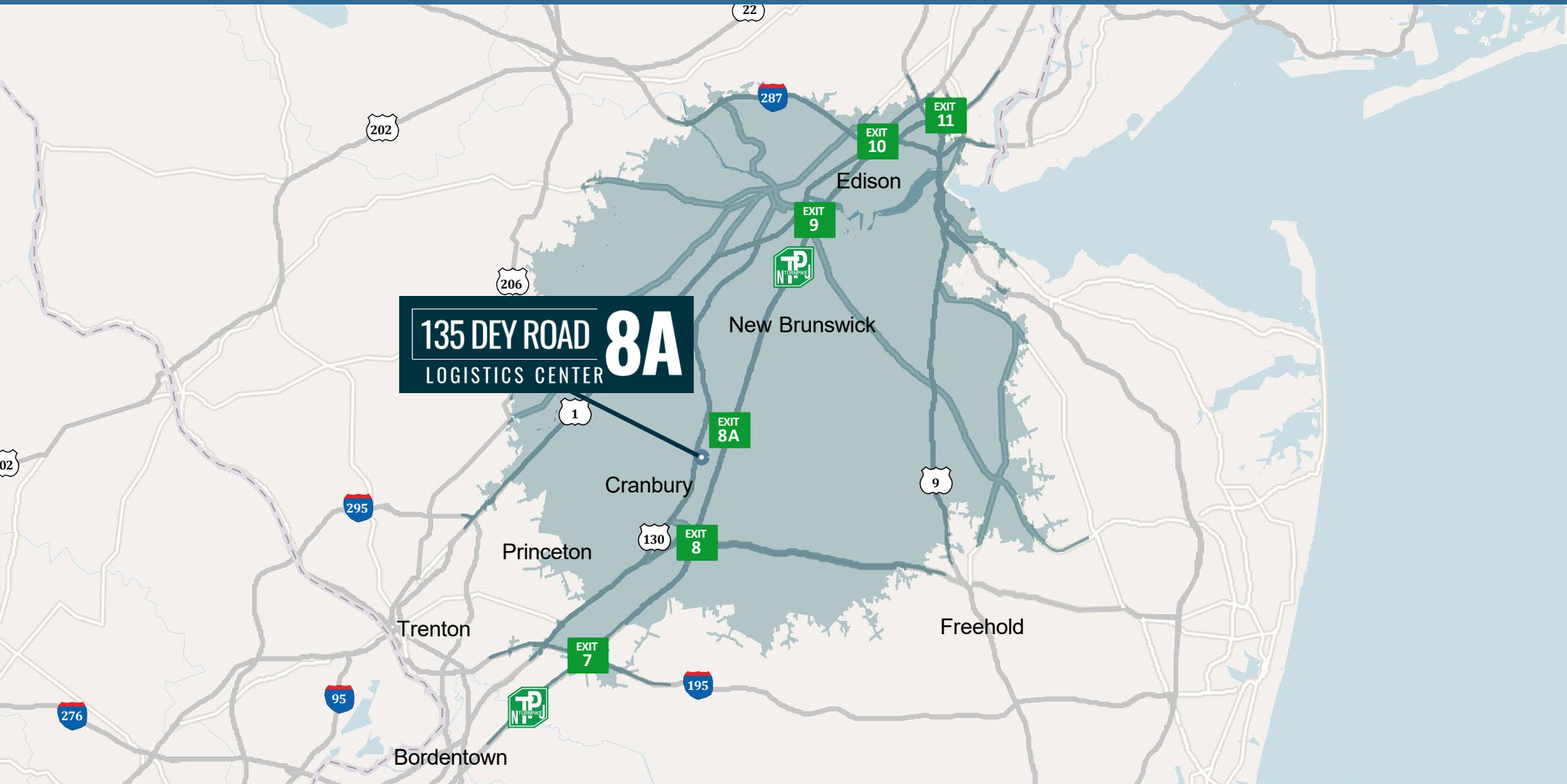
\$163,812

AVERAGE HOUSEHOLD
INCOME



\$29.65B

TOTAL BUDGET
EXPENDITURE





TRANSACTION LEADS

John Plower

Senior Managing Director
+1 484.571.1879
john.plower@jll.com

Jason Lundy

Managing Director
+1 973.549.2053
jason.lundy@jll.com

John Huguenard

Senior Managing Director
+1.312.914.0921
john.huguenard@jll.com

Ryan Cottone

Senior Director
+1 610.733.5271
ryan.cottone@jll.com

BROKERAGE

Nate Demetsky

Vice Chairman
+1 732.590.4184
nate.demetsky@jll.com

DEBT GUIDANCE

Jim Cadranell

Senior Managing Director
+1 973.549.2007
jim.cadranell@jll.com

FINANCIAL ANALYSIS

Cole Johnston

Associate
+1 312.651.6636
cole.johnston@jll.com

Nick Warta

Associate
+1 303.884.2223
nick.warta@jll.com

Zach Maguire

Associate
+1 732.239.3776
zach.maguire@jll.com

Jordan Schwartz

Associate
+1 954.609.0351
jordan.schwartz@jll.com

JLL INDUSTRIAL CAPITAL MARKETS NORTHEAST

John Plower
Mike Restivo
Nick Stefans

John Huguenard
Tyler Peck
Jason Lundy

Andrew Scandalios
Ryan Cottone
David Coffman