

MAX POWER
10 MEGAWATTS

Raritan River Logistics Center

577 SMITH STREET, PERTH AMBOY, NJ

raritanriverlogisticscenter.com

973,395 sq. ft.
AVAILABLE

±154
LOADING DOCKS

3,400 sq. ft.
SPEC OFFICE
EXPANDABLE UP TO 20,990 SQ. FT.

±509
CAR PARKING
SPACES

±180
TRAILER PARKING SPACES

2,500 amp
DAY ONE POWER

30-YEAR TAX PILOT
Q4 2026 DELIVERY

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

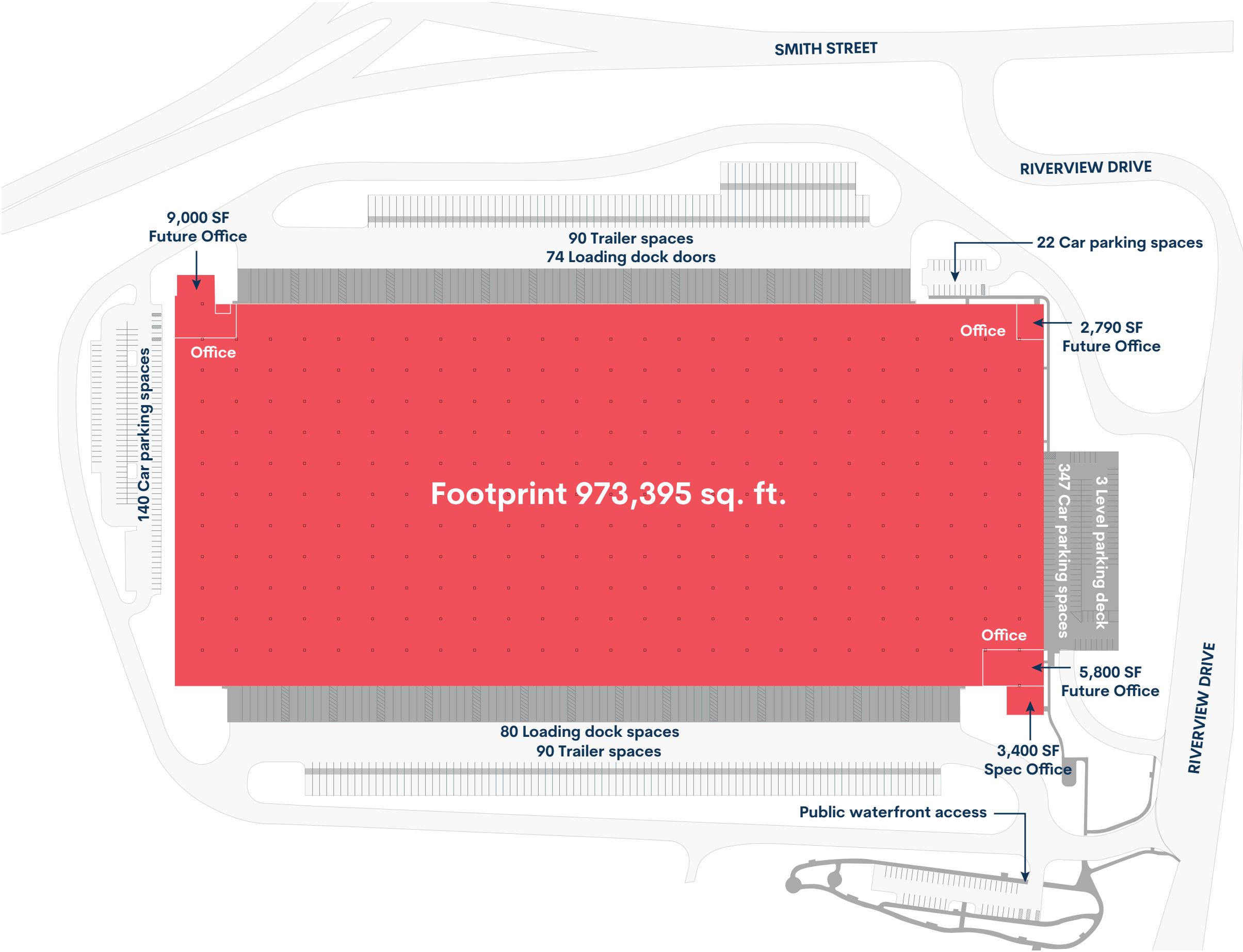
Property is fully fenced and secured with bird's eye camera system

Three entryways from Riverview Drive



Specifications

Building Size	973,395 sq. ft.
Office Space	3,400 sq. ft. Spec office Expandable up to 20,990 sq. ft.
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	2,500A (Expandable to 10 Megawatts (MW) with notice to PSE&G)



509
Car
Parking

154
Dock
Doors

42'
Clear
Height

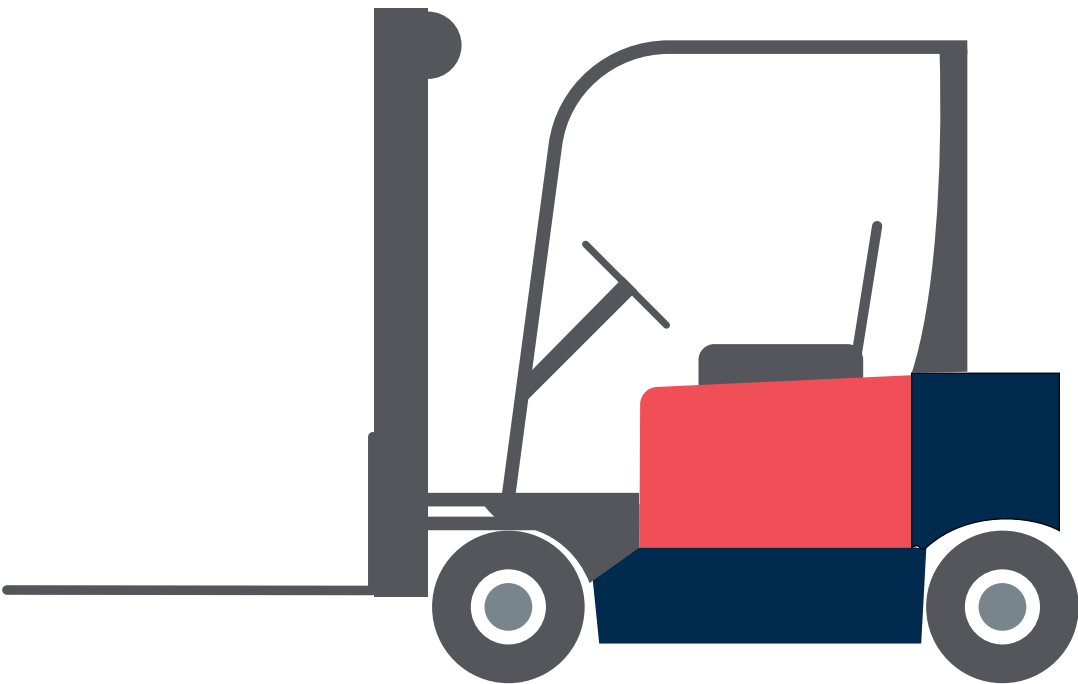
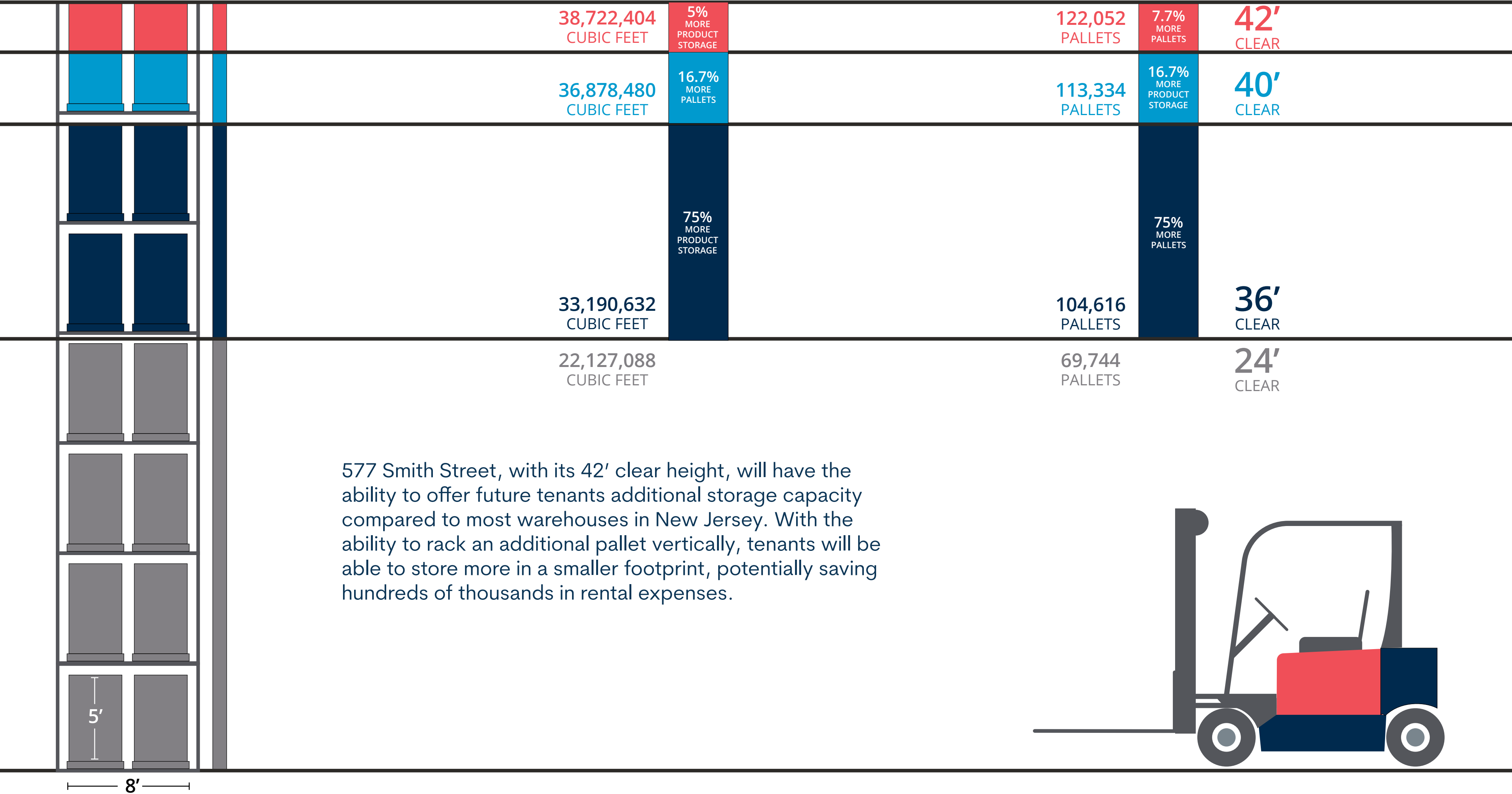
58' (W) x 53' (D)
Column
Spacing

4
Drive-Ins

185'
Truck Court
Depth



High-Capacity Cube Storage





Metric10 miles20 miles30 miles

Total population1,156,4605,052,00512,708,716

Total labor force614,2342,593,1086,622,850

Warehouse labor62,301185,508374,005

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

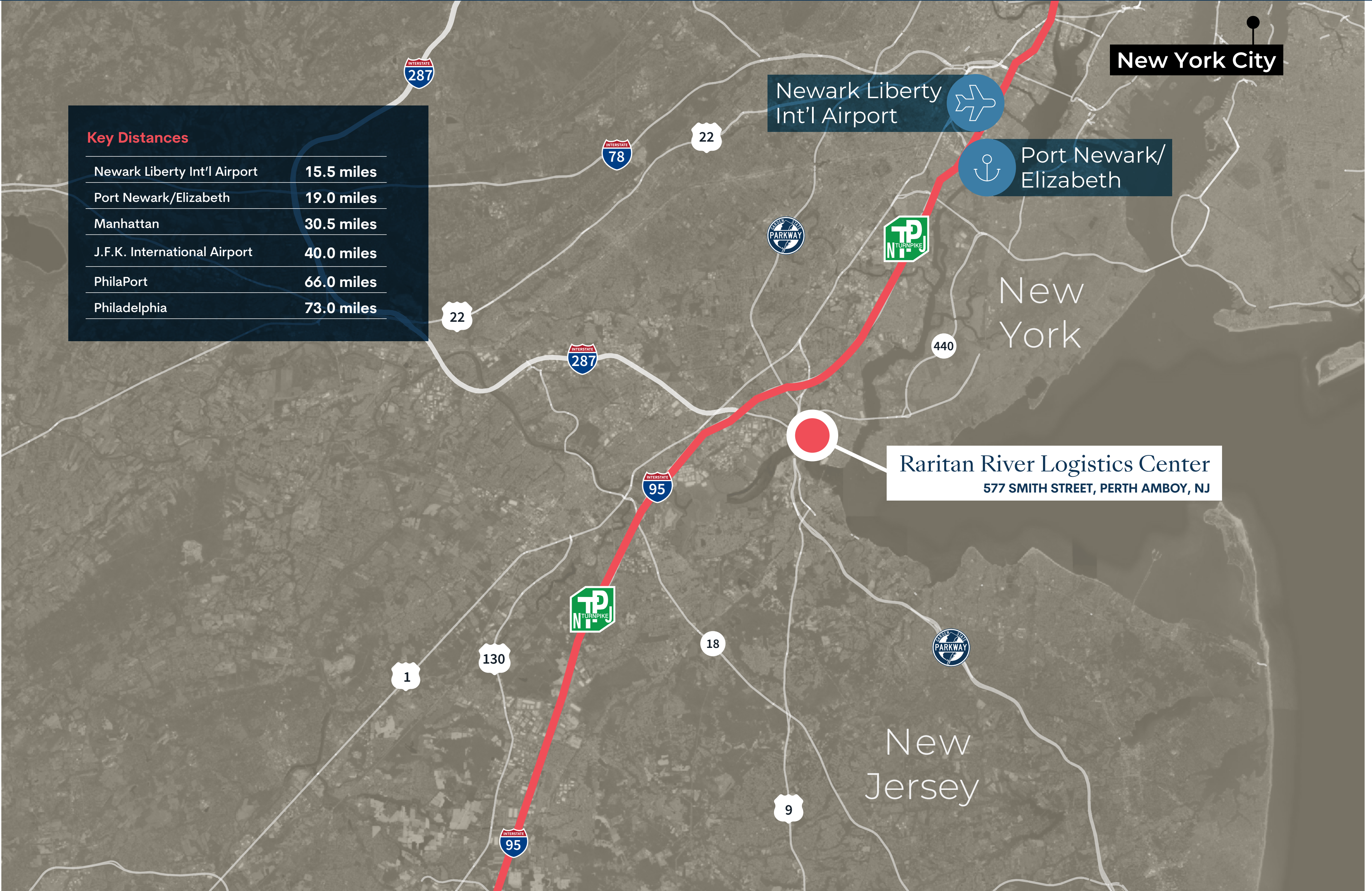
Unemployment rate (US is 4.1%, Sept. 2024)4.6%4.9%5.3%







Area Map & Key Distances



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

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