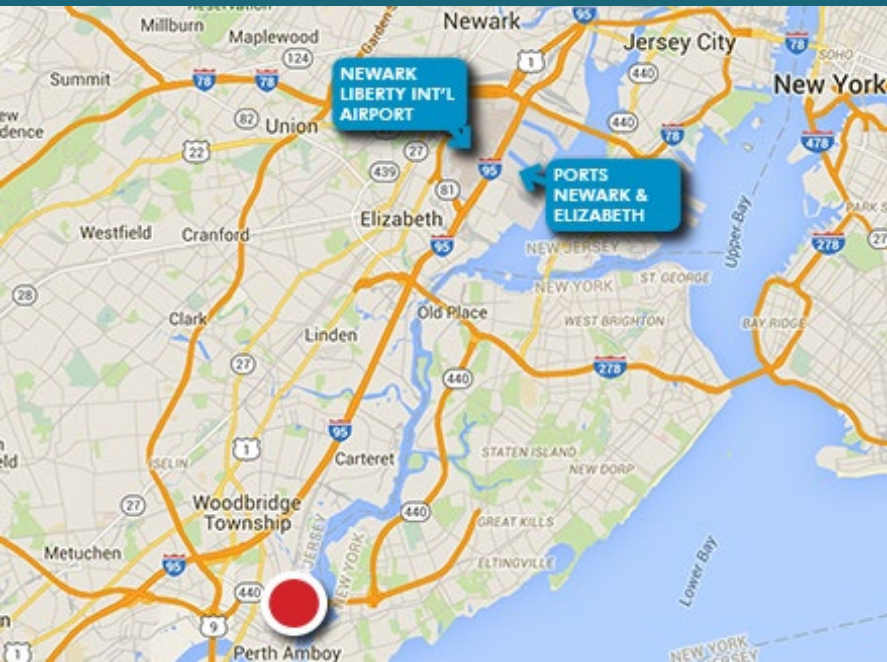


# BRIDGEPORT LOGISTICS CENTER PERTH AMBOY, NEW JERSEY

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**BRIDGE**  
DEVELOPMENT  
PARTNERS, LLC



## Gateway Market Location

The site provides direct access to the largest and most concentrated consumer base in the country. New Jersey ranks as the third largest industrial market in the United States due to the vast logistical infrastructure network of interstate highways, deep water cargo ports, air freight and rail capabilities servicing the entire region.



0.5  
MILES

**OUTERBRIDGE CROSSING**



5  
MILES

**NJ TURNPIKE**



15  
MILES

**PORTS NEWARK / ELIZABETH**



15  
MILES

**NEWARK INT'L AIRPORT**



31  
MILES

**LINCOLN TUNNEL**



31  
MILES

**HOLLAND TUNNEL**



38  
MILES

**GEORGE WASHINGTON BRIDGE**

# BRIDGE & TUNNEL CROSSINGS

## GEORGE WASHINGTON BRIDGE

Permitted trucks must use the upper level.  
Height limit 14 ft; width limit 8 ft. 6 in.

## LINCOLN TUNNEL

No trucks permitted in the center tube of the Lincoln Tunnel.

## HOLLAND TUNNEL

2 and 3 axles, single unit trucks only. No tractor-trailers and no vehicles with 4 or more axles.

## BAYONNE BRIDGE

No oversize and/or overweight trucks or special vehicles until further notice. This is necessary to accommodate the ongoing Bayonne Bridge construction.

## GOETHALS BRIDGE

No restrictions.

## BROOKLYN BATTERY TUNNEL

All trucks may use the Brooklyn Battery Tunnel in either direction with a maximum gross weight not exceeding 7,000 lbs.

## VERRAZANO-NARROWS BRIDGE

All trucks may use the Verrazano-Narrows Bridge in either direction with a maximum gross weight not exceeding 7,000 lbs.

## OUTERBRIDGE CROSSING

No restrictions.





	<b>BUILDING A 1000 HIGH STREET</b>	<b>BUILDING B 960 HIGH STREET</b>	<b>BUILDING C 980 HIGH STREET</b>
<b>Leasable Area</b>	354,302 SF	220,245 SF	718,219 SF
<b>Building Dimensions</b>	325' x 1,090'	300' x 734'	540' x 1,330'
<b>Ceiling Height</b>	36'	36'	36'
<b>Bay Spacing</b>	44'5" x 55' w/60' Speed Bays	44'5" x 55' w/60' Speed Bays	44'5" x 55' w/60' Speed Bays
<b>Truck Courts</b>	130'	130'	130'
<b>Car Parking</b>	218	112	377
<b>Trailer Parking</b>	117	112	275
<b>Loading Doors</b>	69	34	172
<b>Finished Pad Elevation</b>	18'	16'	21'
<b>Sprinkler System</b>	ESFR	ESFR	ESFR

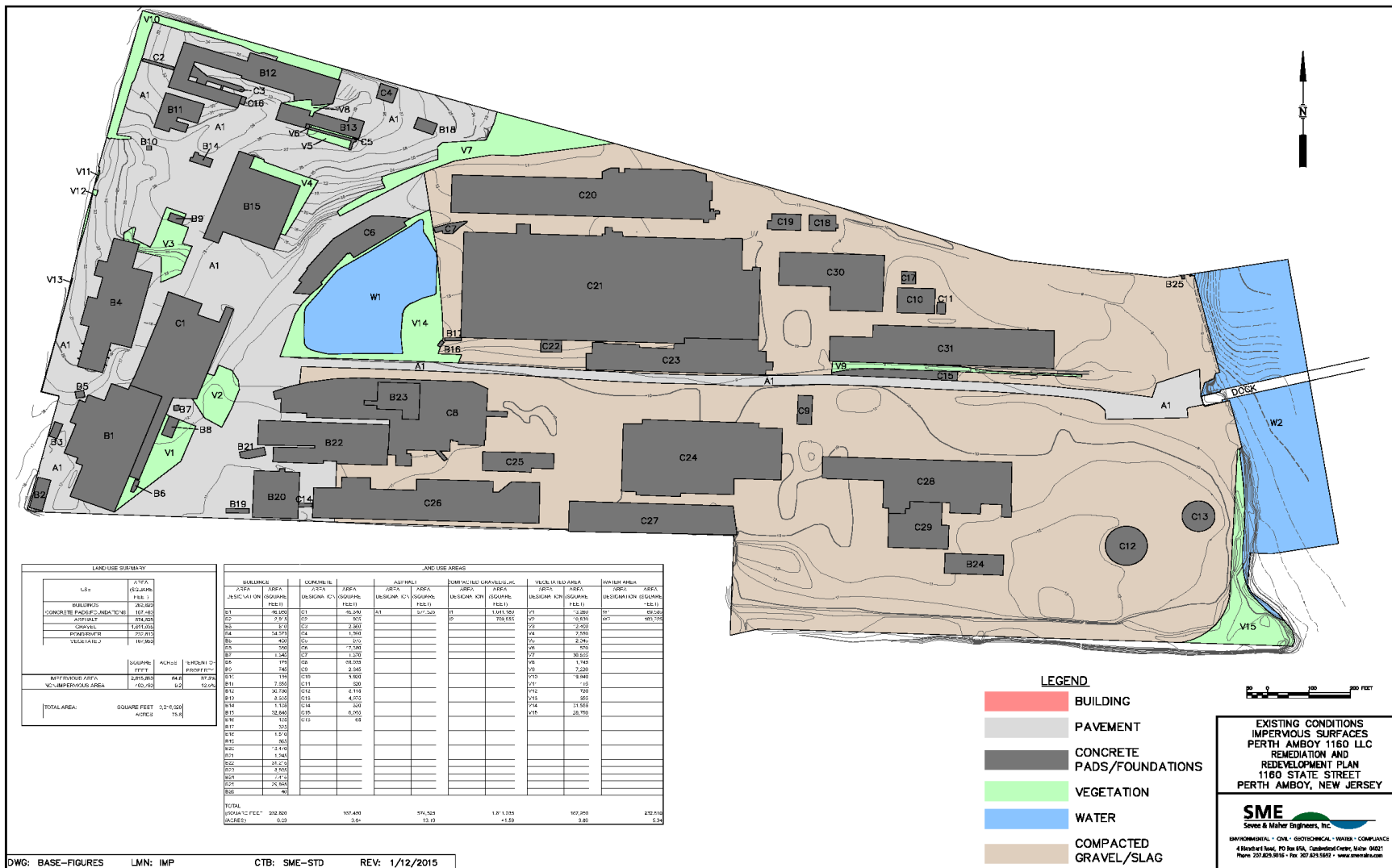
# Perth Amboy Original Conditions



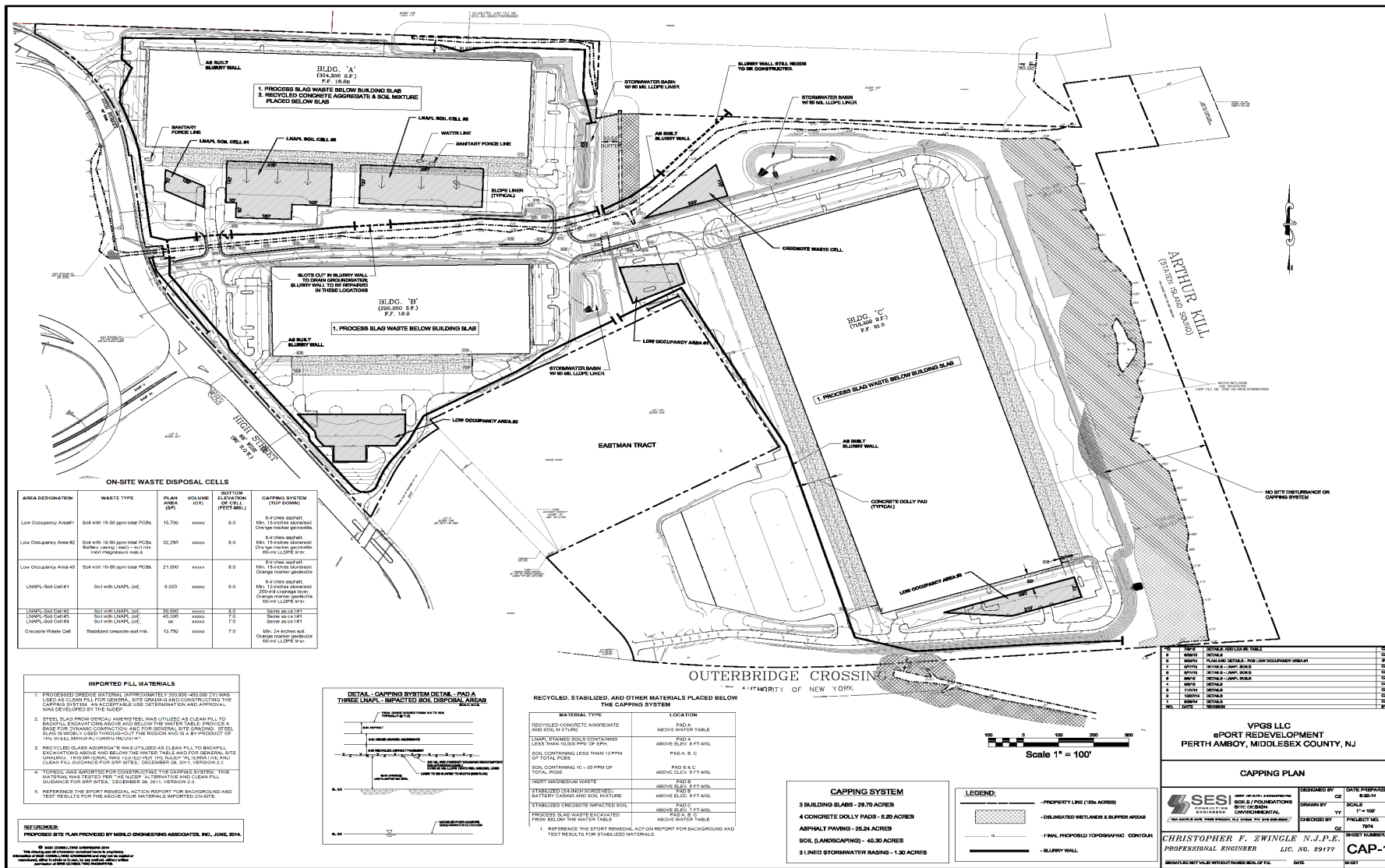
# Perth Amboy Existing Conditions



# Existing Building Pads



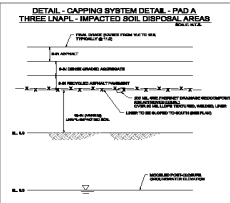
# Site Capping Plan



**ON-SITE WASTE DISPOSAL CELLS**

AREA DESIGNATION	WASTE TYPE	PLAN AREA (SF)	VOLUME (CY)	HEIGHT ELEVATION (FEET MAX.)	COFFING SYSTEM (COFFING)
Low Occupancy Area A1	Soil with 10-50 ppm total PCBs	15,700	xxxx	8.0	6'-0"ches height, 18'-0"ches maximum, Change marker generated
Low Occupancy Area B1	Soil with 10-50 ppm total PCBs, Battery casing, used - multi-use, metal impurities etc.	32,200	xxxx	8.0	8'-0"ches height, 18'-0"ches maximum, Change marker generated, 60% LIME PERCENT
Low Occupancy Area C1	Soil with 10-50 ppm total PCBs	21,000	xxxx	8.0	6'-0"ches height, 18'-0"ches maximum, Change marker generated
LNAPL-Soil Cell #1	Soil with LNAPL, etc.	8,600	xxxx	8.0	8'-0"ches height, 18'-0"ches maximum, Change marker generated, 60% LIME PERCENT
LNAPL-Soil Cell #2	Soil with LNAPL, etc.	30,000	xxxx	8.0	8'-0"ches height, 18'-0"ches maximum, Change marker generated, 60% LIME PERCENT
LNAPL-Soil Cell #3	Soil with LNAPL, etc.	40,000	xxxx	7.0	8'-0"ches height, 18'-0"ches maximum, Change marker generated, 60% LIME PERCENT
Concrete Waste Cell	Stabilized concrete-soil mix.	15,750	xxxx	7.0	8'-0"ches height, 18'-0"ches maximum, Change marker generated, 60% LIME PERCENT

- IMPORTED FILL MATERIALS**
1. PROCESSED INDUSTRIAL WASTE (APPROXIMATELY 300,000 CY) WAS USED AS CLEAN FILL FOR GENERAL SITE GRADING AND CONSTRUCTION. THE WASTE WAS DEVELOPED BY THE NJCEP.
  2. OTHER CLEAN FILL ORIGINALLY INTENDED FOR USE AS CLEAN FILL TO BACKFILL EXCAVATIONS ABOVE AND BELOW THE WATER TABLE. PROVIDE A BASIS FOR DYNAMIC COMPACTING AND FOR GENERAL SITE GRADING. SIEBEL SLAG IS WIDELY USED THROUGHOUT THE REGION AND IS A BY-PRODUCT OF THE SIEBEL MANUFACTURING INDUSTRY.
  3. RECYCLED GLASS AGGREGATE WAS UTILIZED AS CLEAN FILL TO BACKFILL EXCAVATIONS ABOVE AND BELOW THE WATER TABLE AND FOR GENERAL SITE GRADING. THIS MATERIAL WAS TESTED FOR LEACHABILITY (DECEMBER 20, 2011, VERSION 2.0).
  4. TORXIDE WAS REPORTED FOR CONSTRUCTION OF THE COFFING SYSTEM. THIS MATERIAL WAS TESTED FOR LEACHABILITY (DECEMBER 20, 2011, VERSION 2.0).
- REFERENCE THE EROSION PREVENTION REPORT FOR BACKGROUND AND TEST RESULTS FOR THE ABOVE FOUR MATERIALS IMPORTED ON-SITE.



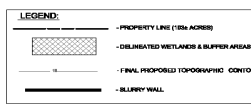
**THE CAPPING SYSTEM**

MATERIAL TYPE	LOCATION
RECYCLED CONCRETE AGGREGATE AND SOIL MIXTURE	PAD A ABOVE WATER TABLE
LNAPL STAINED SOILS CONTAINING LESS THAN 10,000 PPM OF TPH	PAD A ABOVE BLEED 8 FT MAX
STABILIZED CONCRETE IMPACTED SOIL	PAD A & C ABOVE BLEED 9 FT MAX
PROCESS SLAG WASTE EXCAVATED FROM BELOW THE WATER TABLE	PAD B & C ABOVE BLEED 9 FT MAX
STABILIZED CONCRETE IMPACTED BATTERY CASING AND SOIL MIXTURE	ABOVE BLEED 9 FT MAX
RECYCLED GLASS AGGREGATE	ABOVE BLEED 9 FT MAX
PROCESSED INDUSTRIAL WASTE	ABOVE BLEED 9 FT MAX
TORXIDE	ABOVE BLEED 9 FT MAX

1. REFERENCE THE EROSION PREVENTION ACT ON REPORT FOR BACKGROUND AND TEST RESULTS FOR STABILIZED MATERIALS.

**CAPPING SYSTEM**

- 3 BUILDING SLABS - 36.70 ACRES
- 4 CONCRETE DOLLY PADS - 8.20 ACRES
- ASPHALT PAVING - 26.34 ACRES
- SOIL LANDSCAPING - 48.30 ACRES
- 3 LINED STORMWATER BASINS - 1.30 ACRES



**VPGS LLC**  
PORT REDEVELOPMENT  
PERTH AMBOY, MIDDLESEX COUNTY, NJ

**CHISTOPHER F. ZWINGLE N.J.P.E.**  
PROFESSIONAL ENGINEER  
LIC. NO. 29177

**SESII**  
CORPORATION  
CORPORATE ENGINEERING  
100 WALL STREET, 10TH FLOOR, NEW YORK, NY 10038-3000

**DATE PREPARED: 8-20-14**  
**SCALE: 1" = 100'**  
**PROJECT NO.: 7094**  
**SHEET NUMBER: CAP-1**



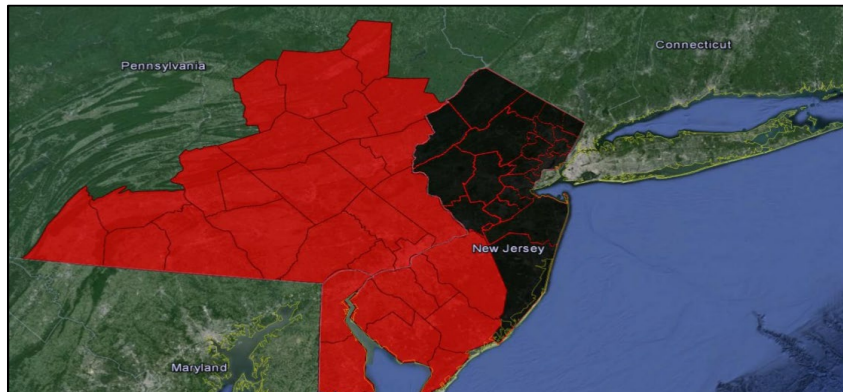
# Current Market Statistics



## New Jersey & Pennsylvania Market Comparison

	Northern / Central New Jersey	Pennsylvania / Southern New Jersey
Market Size (s.f.)	618,211,091	794,691,193
Vacancy (%)	5.9%	8.3%
Availibility (%)	9.3%	13.1%
Q1 Net Absorption (s.f.)	1,351,145	2,171,222
2015 Net Absorption (s.f.)	7,582,768	12,905,470
Average Asking Rental Rate (p.s.f)	\$6.05	\$4.18
Year-to-date Deliveries (s.f.)	1,342,629	3,784,536
Current Under Construction (s.f.)	2,911,886	12,491,144

Q1 Big-Box Leasing Activity Transactions (NJ)				
Building Address	Tenant Name	Size (s.f.)	Deal Type	Landlord
380 Middlesex Ave, Carteret	Amazon	809,762	New	Prologis
71 Blanchard St, Newark	Fabuwood	706,083	New	The Morris Companies
25-53 Talmadge Rd, Edison	Fedex Smartpost	695,000	New	Prologis
1016 W Edgar Rd, Linden NJ	Blue Apron	494,395	New	Duke Realty



Q1 Big-Box Leasing Activity Transactions (PA+SNJ)				
Building Address	Tenant Name	Size (s.f.)	Deal Type	Landlord
309 Cedar Lane, Florence NJ	Amazon	613,920	New	Liberty Property Trust
41 Martha Drive, Breinigsville PA	Samsung Electronics	500,400	New	Dermody Properties
9670 West Hills Court, Kutztown PA	Behr Paints	241,852	New	Watson Land Company
8014 Industrial Blvd, Breinigsville PA	Trinity Glass International, Inc.	203,500	Renewal	Liberty Property Trust

# Current Investment Summary

## ePort Investment Summary

### PROJECT STATISTICS

Address		Perth Amboy, New Jersey
Land Size	103.00 Acres	4,486,680 SF
Number of Buildings		3
Square Feet	FAR - 29%	1,292,650
Total Project Costs Per SF		\$120.39

### CAPITAL USES

<b>Total Costs</b>	<b>\$ 155,623,506</b>	<b>\$120.39 psf</b>
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### CAPITAL SOURCES

Equity Investment	\$ 54,555,518	(35.06%)
Mezzanine Investment	\$ 21,700,000	(13.94%)
<u>Construction Loan</u>	<u>\$ 79,367,988</u>	<u>(51.00%)</u>
<b>Total Project Costs</b>	<b>\$ 155,623,506</b>	<b>100.00%</b>

### DEVELOPMENT TIMELINE

Project Start	August-15	(Mo. 1)
Construction Start	October-15	(Mo. 3)
Construction End	October-16	(Mo. 15)

### RENT ASSUMPTIONS

Disposition Rent / YOC	\$7.66	6.36%
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### PROJECT DISPOSITION

Vacancy Factor Assumption		0.00%
NOI at Sale		\$9,902,512
Exit Cap Rate		5.00%
Disposition Price	\$198,050,250	\$153.21 psf

### PROJECT RETURNS

Levered Economics	<i>Project</i>	
Contributions	\$54,555,518	
Distributions	\$94,494,223	
Net Profit	\$39,938,705	
IRR	20.82%	

## Site Plan



# ePort I & ePort II



# BridgePort Logistics Center

