

East Coast AI HQ

CBRE

350MW+ Opportunity
Located in the Heart of a
Tier 1 New Jersey Data Center Market



100 PATERSON PLANK ROAD
SECAUCUS, NEW JERSEY

A New Era



Executive Summary

CBRE Data Center Solutions is pleased to present a land opportunity for a flagship artificial intelligence data center in Secaucus, New Jersey. The project plans for a 775,000 sq foot building on the 53 developable acres, with power confirmation of 350MW+ from PSEG utility.



Investment Highlights

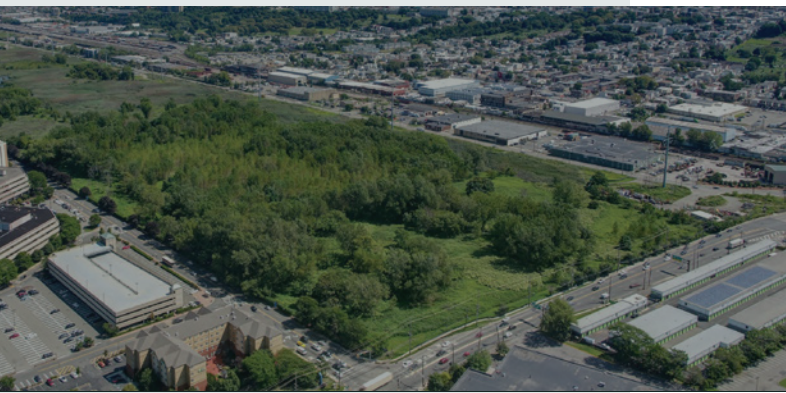
Prime Location

Spanning 53 usable acres, this site is located 3 miles from New York City in the heart of Secaucus, New Jersey. This property is a strategically located in the Tier 1 New Jersey data center market. This cluster of data centers in Secaucus hosts data from the largest financial institutions, healthcare, media, telecommunications, and cloud providers in the world.



Power Scalability

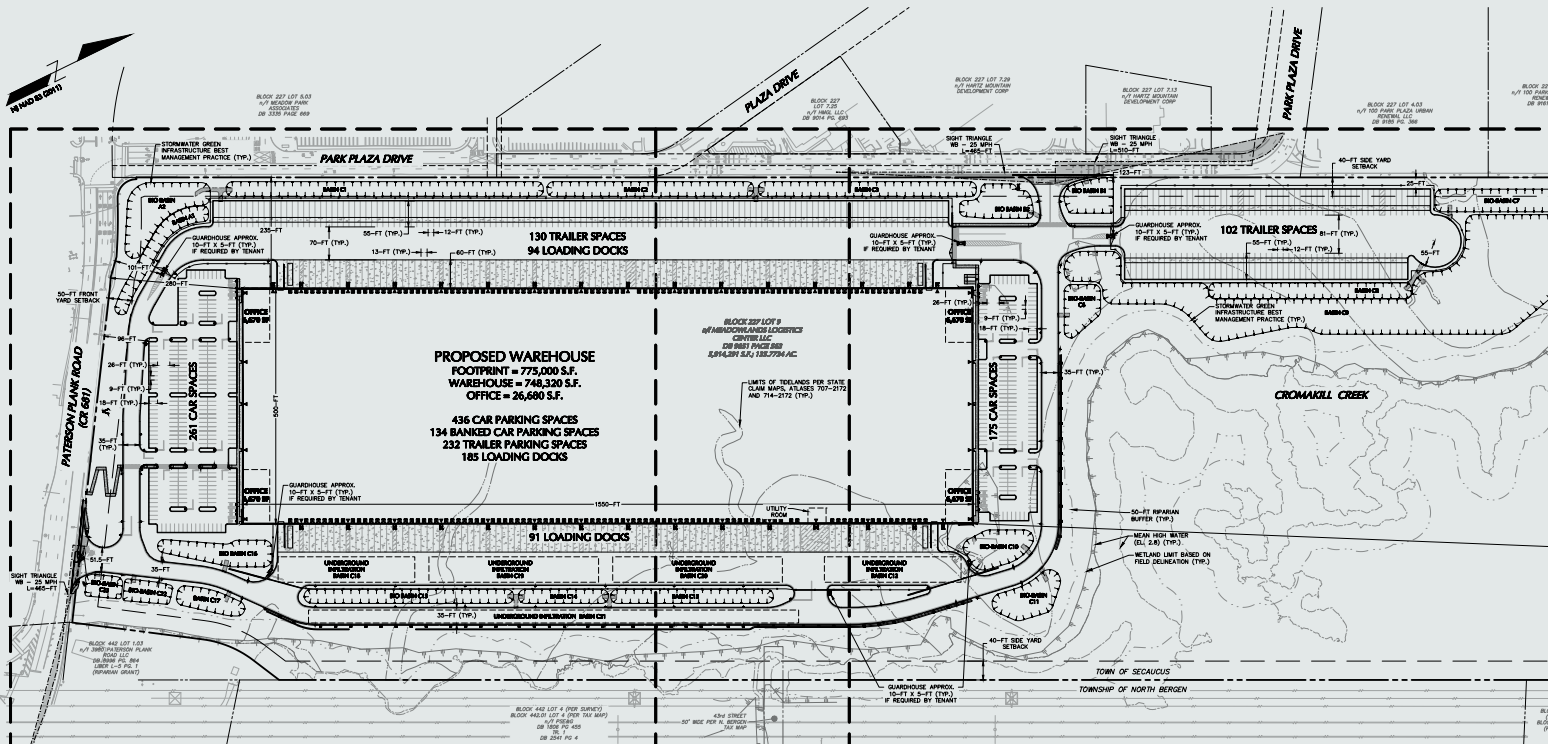
The property is located on major 230kV transmission line running alongside the property. PSEG has confirmed access to 350MW+ of power representing the largest block of power available to a data center in New Jersey. Power will be available upon substation buildout.



Rapid Growth in AI Data Centers in New Jersey

New Jersey is rapidly emerging as a key market for artificial intelligence data centers, bolstered by recent announcements of significant AI data center deployments including Coreweave, Amazon Web Services, Nebius, and the Princeton AI hub. In 2024, the state introduced tax incentives for data centers, offering up to \$250 million in investment credits, enhancing the financial attractiveness of this opportunity.





Acreage

138 acres with 53 usable

Zoning

Hartz Mountain to obtain zoning for data center

Flood Plain

138 acres with 53 usable located out of flood plain

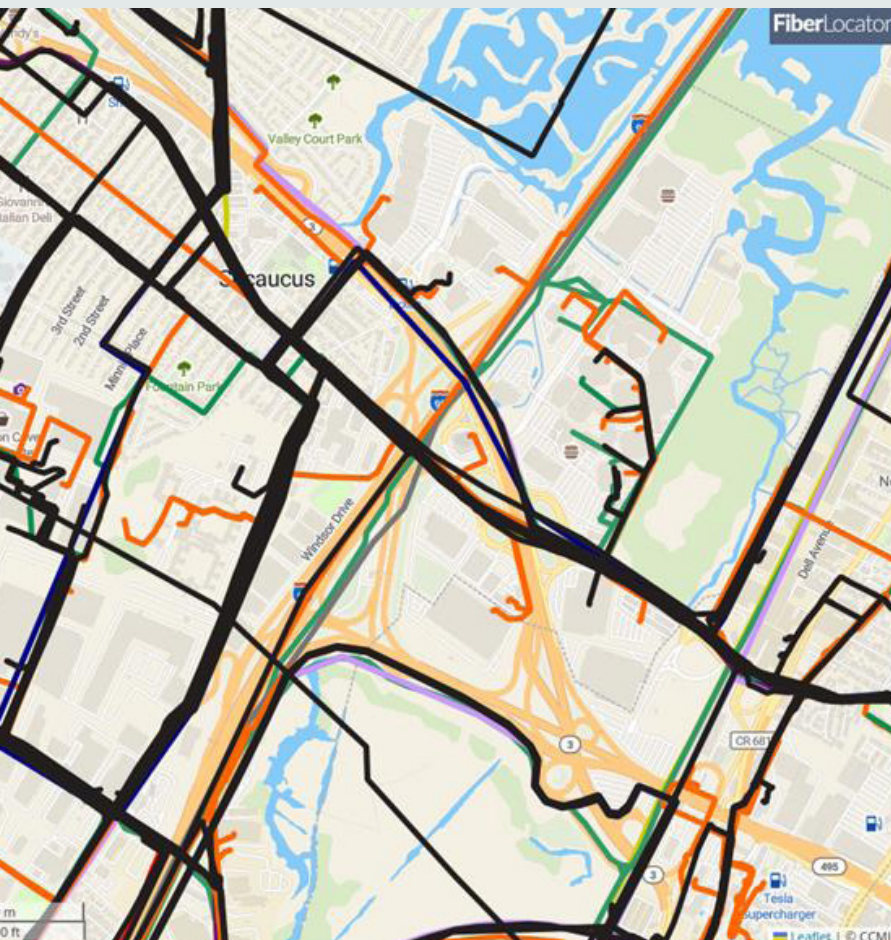
Building Specs

Plan for 700,000 sq foot building

Proximity

9.6 miles to EWR, 19.4 miles to JFK, 12.7 miles to LGA

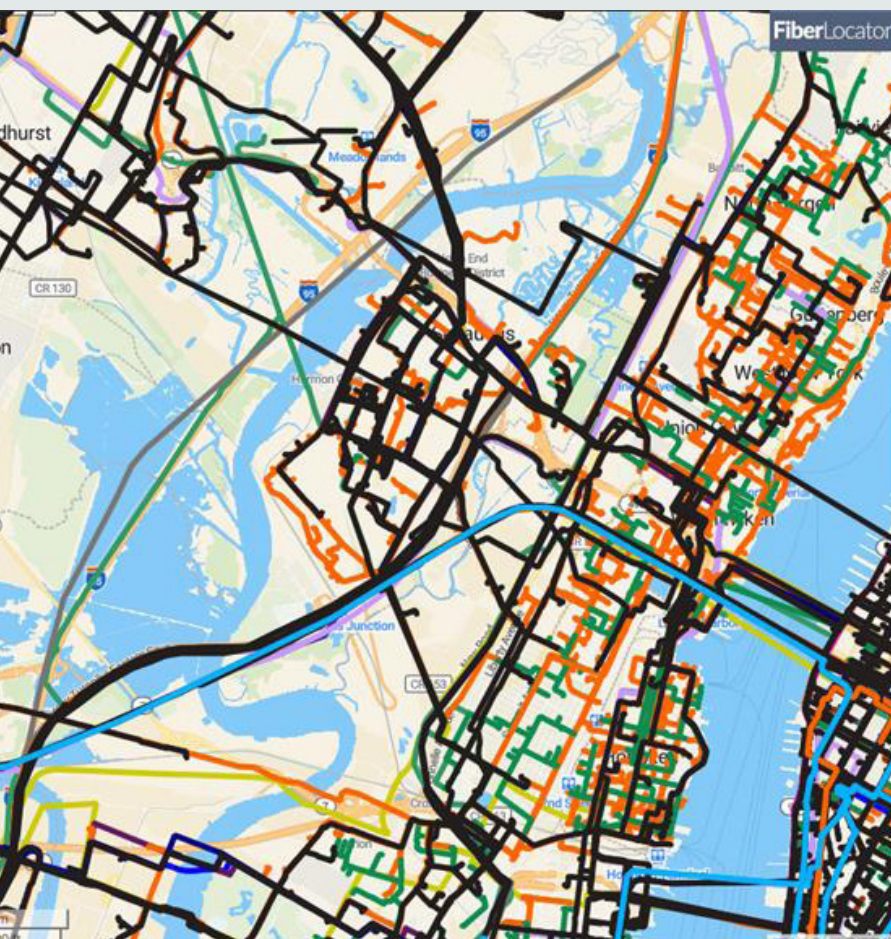
Land & Location Detail




Fiber Detail

Secaucus, New Jersey stands at the digital gateway to fiber optics offering unparalleled connectivity and proximity to the region's most critical data centers and fiber routes.

As the demand for high-speed, low-latency networks accelerates, Secaucus has emerged as a premier destination for forward-thinking enterprises and investors.





FiberLocator

Secaucus

Metro Networks

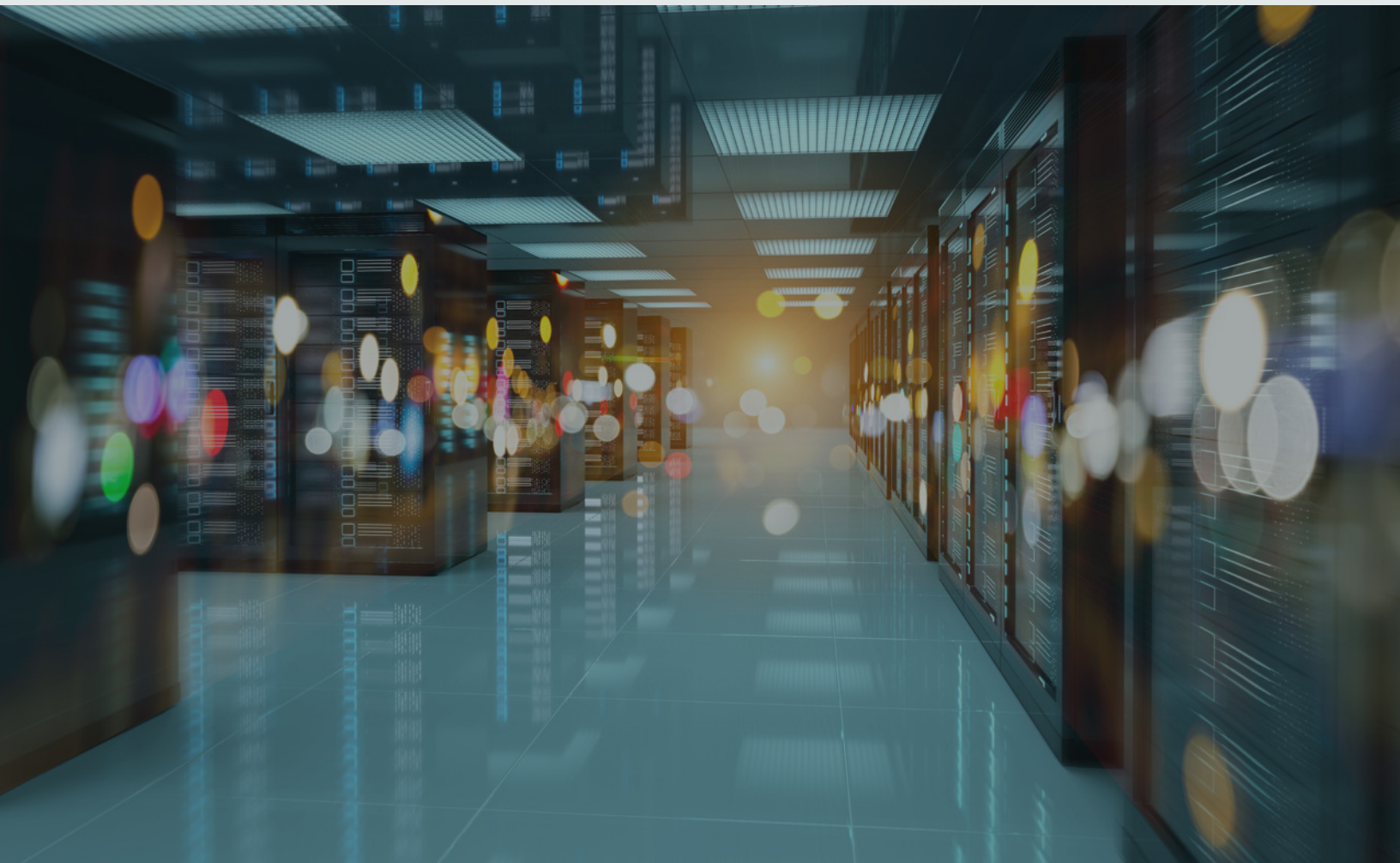
- Breezeline
- Breezeline - Leased
- Clearcon Fiber Networks
- Crown Castle
- Everstream
- FirstLight
- FirstLight - Leased
- Hudson Fiber
- Independent Optical Network
- Lightpath
- Metcom Network Services
- Mobilitie Fiber
- New Jersey Turnpike Authority
- Optical Communications Group
- Spread Networks
- United Fiber and Data
- Windstream
- Zayo Metro

Long Haul Networks

- Sprint
- Windstream
- Zayo Long Haul

Submarine Cables

- Global Cloud Xchange - International



Tax Detail

NEXT NEW JERSEY PROGRAM: AI

Signed into law in July 2024, this program offers up to \$250 million in transferable tax credits for large-scale AI data centers and AI businesses

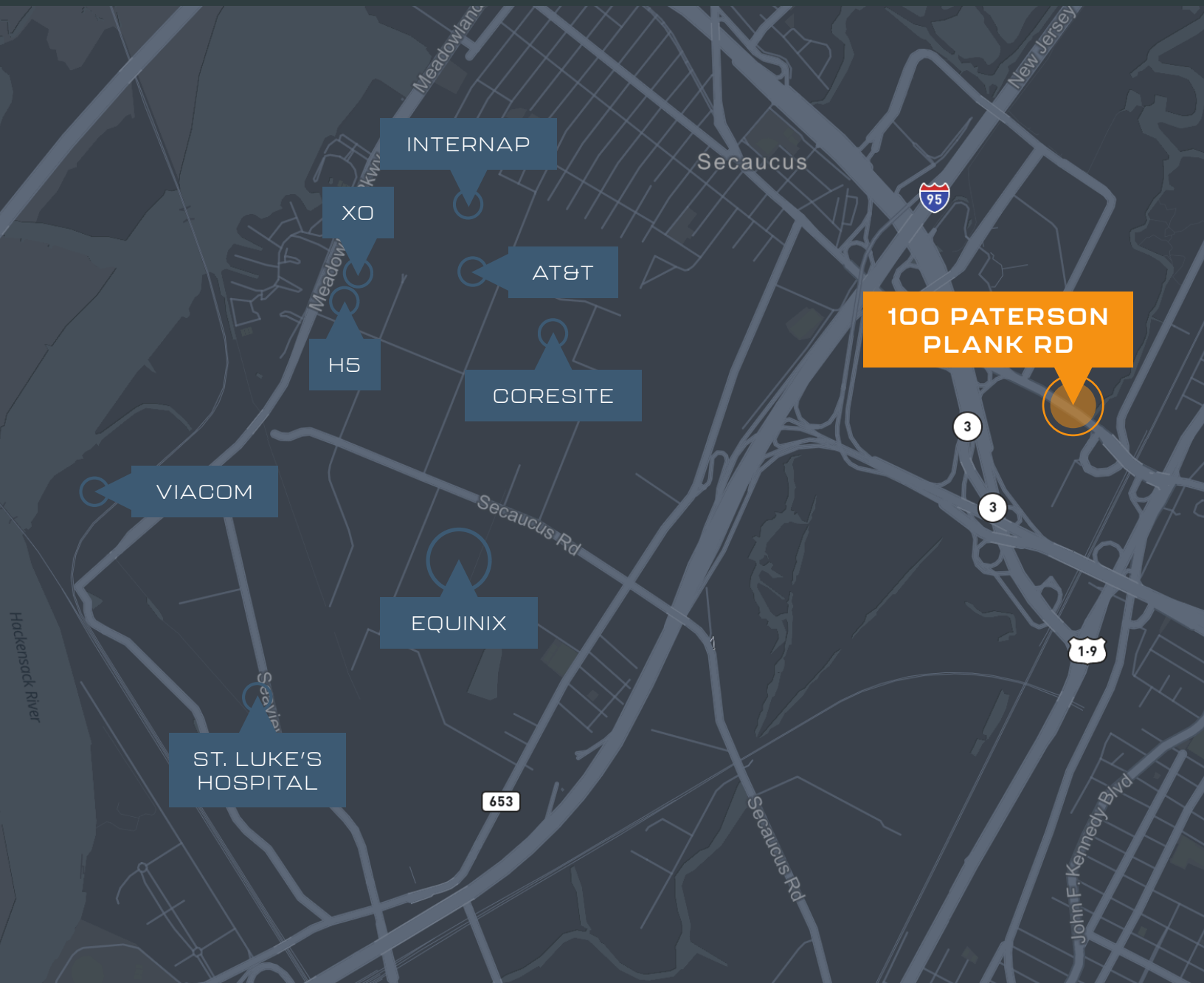
ELIGIBILITY

- + Minimum \$100 million capital investment
- + At least 100 new full-time jobs in New Jersey, paid at least 120% of the county median wage
- + 10-year commitment to the state
- + At least 50% of business activity must be AI-related
- + Mandatory collaboration with a New Jersey university or research center, valued at 10% of the award

CREDIT STRUCTURE

- + Credits awarded over five years, with a 10-year carryforward and transferability
- + Maximum benefit is the lesser of 25% of investment, \$250 million, or a formula based on jobs and investment

Data Center Hub



NEW DEVELOPMENTS IN NEW JERSEY

CoreWeave

Investing \$1.2 billion to convert a 280,000 sq ft former lab at the NEST campus in Kenilworth into a next-generation AI data center; project anchors NJ's AI ecosystem and innovation strategy.

Nebius

Building a new, phased 300MW AI-focused data center in Vineland, NJ, with first capacity online by summer 2025; part of Nebius's aggressive US and global expansion.

AWS

Maintains a major cloud and market data presence in NJ, supporting Nasdaq operations and regional financial services (noted in industry context).

Here Comes Tomorrow

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SECAUCUS, NJ



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