

Teterboro Landing

Teterboro, New Jersey



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Legacy Aerospace Facility to Become Mixed-Use Development Serving the New Jersey Meadowlands

For 70 years, the 63-acre Teterboro Landing site in New Jersey operated as Bendix Aviation Corporation. Activities at the site included manufacturing aircraft technology to supply both World Wars, guiding the Jet Age and pioneering the Space Age. In its heyday, the site employed 15,000 people. Catellus purchased the property from Honeywell International, Inc., in March 2007 with plans to redevelop the site into a transit-oriented development with connections throughout the Meadowlands Region.

More than 1 million square feet of development is planned, including retail, office, hotel and light industrial/flex space. All development is expected to meet sustainable design and development criteria, including LEED® (Leadership in Energy and Environmental Design) certification by the U.S. Green Building Council. The site is adjacent to Teterboro Airport, which is owned by the Port Authority of New York and New Jersey and is among the busiest private jet airports in the country. The Teterboro Landing site is served by an extensive network of interstates, highways and bridges leading to Manhattan and the surrounding Meadowlands Region via State Routes 46 and 17 and Interstate 80. Work began at Teterboro in 2007 and to date we have spent \$1.5 million on environmental remediation and \$5 million on demolition and asbestos removal. A grand opening is anticipated for fall 2010.

Project Summary

- 63-acre, mixed-use development in Bergen County, New Jersey, comprised of retail, office, hotel and light industrial/flex space
- Adjacent to Teterboro Airport, one of the busiest in the country for private jet travel

About Catellus

Catellus is a master developer focused on creating some of the most innovative and sustainable mixed-use developments in the nation.

Catellus has 25 years experience transforming former brownfields, military land and airports into developments that include retail, commercial, residential and other public uses. Catellus delivers on all aspects of a project, including site planning, entitlements, public financing and sustainable design.

As a ProLogis company, Catellus is uniquely positioned to deliver on the nation's increasing demand for well-planned, mixed-use developments.



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Turning Vision Into Reality

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continued from front

- Transit-served in every way, including access via Routes 46 and 17 and New Jersey train and bus routes to New York City, Newark Airport and the Meadowlands Sports Complex
- As a Smart Growth Project, the development qualifies for many services, including multiple liquor licenses
- All major utilities are in place, including 26kV power and fiber optic cable
- An existing airport-related business is expected to generate hotel demand of nearly 28,000 rooms per year

A Transit-Oriented Development

- **By Rail:** New Jersey Transit Rail Station (Williams Avenue/ Teterboro Station) is adjacent at Green Street; weekday rail service is available to/from Hoboken, New Jersey (direct 25 minutes), to/from New York City Pennsylvania Station (35 minutes) and to/from Newark Airport (45 minutes) via Secaucus Transfer Station
- **By Bus:** A New Jersey Transit bus station is at the intersection of Industrial Avenue and Route 46, and weekday and weekend bus service (Buses 161 and 144) is available to/from New York City (30 minutes), with additional connections available to Newark Airport and the Meadowlands Sports Complex
- **By Highway:** U.S. Route 17 access is available via the Franklin Avenue/Malcolm Avenue and U.S. Route 46 East exits; U.S. Route 46 access is available via Green Street and Industrial Avenue exits; Interstate 80 access is available via the Green Street exit

A Smart Growth Development

Smart Growth in New Jersey is defined as “an approach to land-use planning that targets the state’s resources and funding in ways that enhance the quality of life for residents.” Characteristics that

qualify Teterboro Landing as a Smart Growth Development include:

- **Location:** Situated within the heavily developed New Jersey Meadowlands Region surrounded by commercial and industrial land uses
- **Placemaking:** A well-served, attractive community with a strong sense of place
- **Sustainable:** As a former brownfield, the site will become a modern mixed-use campus built according to sustainable architectural standards
- **A Mix of Uses:** Land uses including retail, office, hotel and light industrial/flex space will provide desired services to the community and to Teterboro Airport employees and guests
- **Shared Parking:** Parking will be multi-use to support daytime use for retail, office and transit services, as well as night-time use for hotel and restaurant/retail use
- **Transportation Options:** With its numerous transportation options, the site will serve as an intermodal transportation hub for the region
- **Collaboration:** Project teams are collaborating with stakeholders and community members to ensure that goals set by the New Jersey Meadowlands Commission and Borough of Teterboro are met: 1) clean up the property, 2) improve transportation systems and 3) leverage commerce from Teterboro Airport
- **Walkability:** Pedestrian corridors will connect pedestrian traffic within the different areas of the site and surrounding neighborhoods
- **Environmental Improvements:** Significant environmental quality and health benefits will be derived from site cleanup

Proposed rendering of development at Teterboro Landing



For more information, contact Catellus at 303-567-5700 or www.catellus.com