

123

PENNSYLVANIA AVENUE

KEARNY, NJ 07032

5 BUILDINGS | $\pm 530,100$ SF | ± 31.16 ACRES FOR LEASE



SKI-N ZONING

30 MINUTES TO MIDTOWN
MANHATTAN



CBRE

123PENNSYLVANIAAVENUE.COM

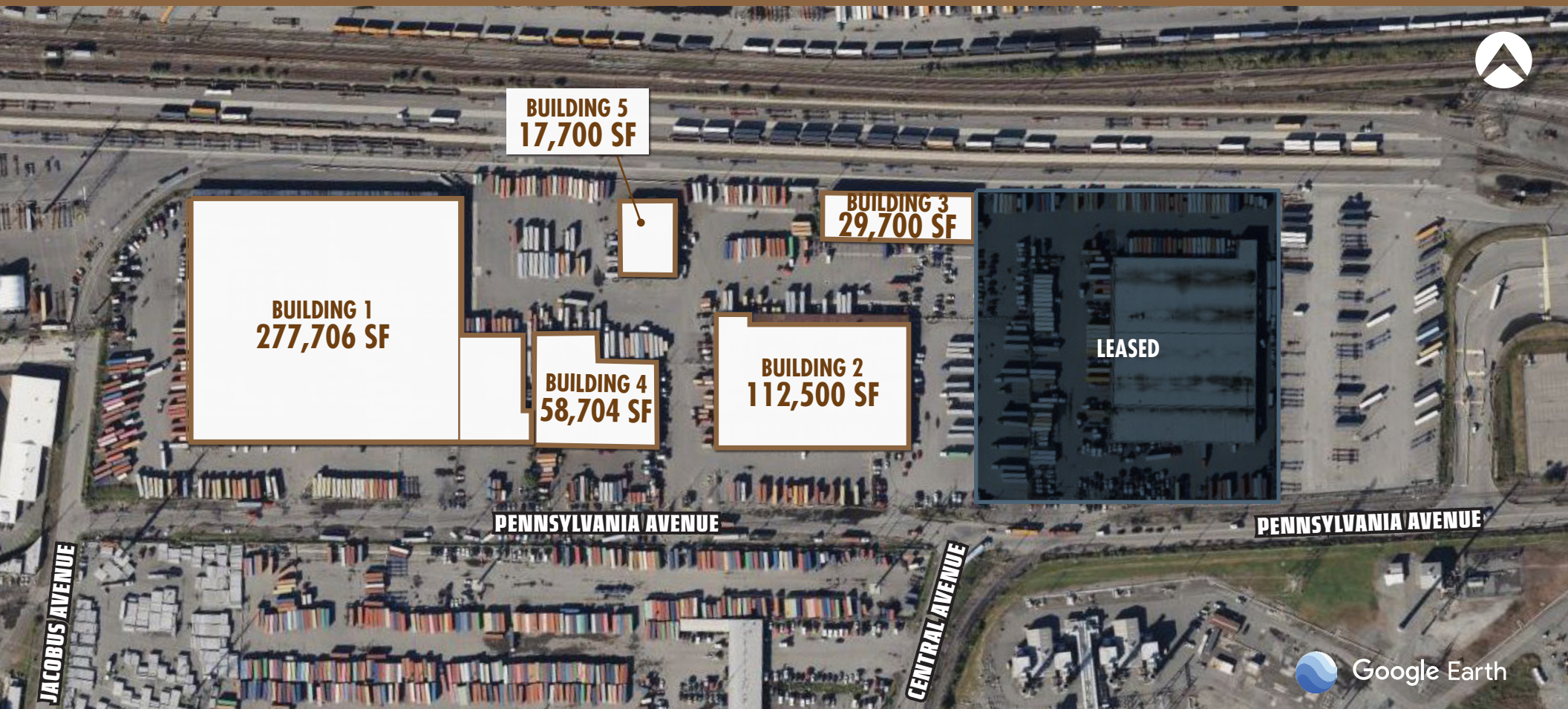
DELIVERING Q4 2025

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Google Earth

CBRE

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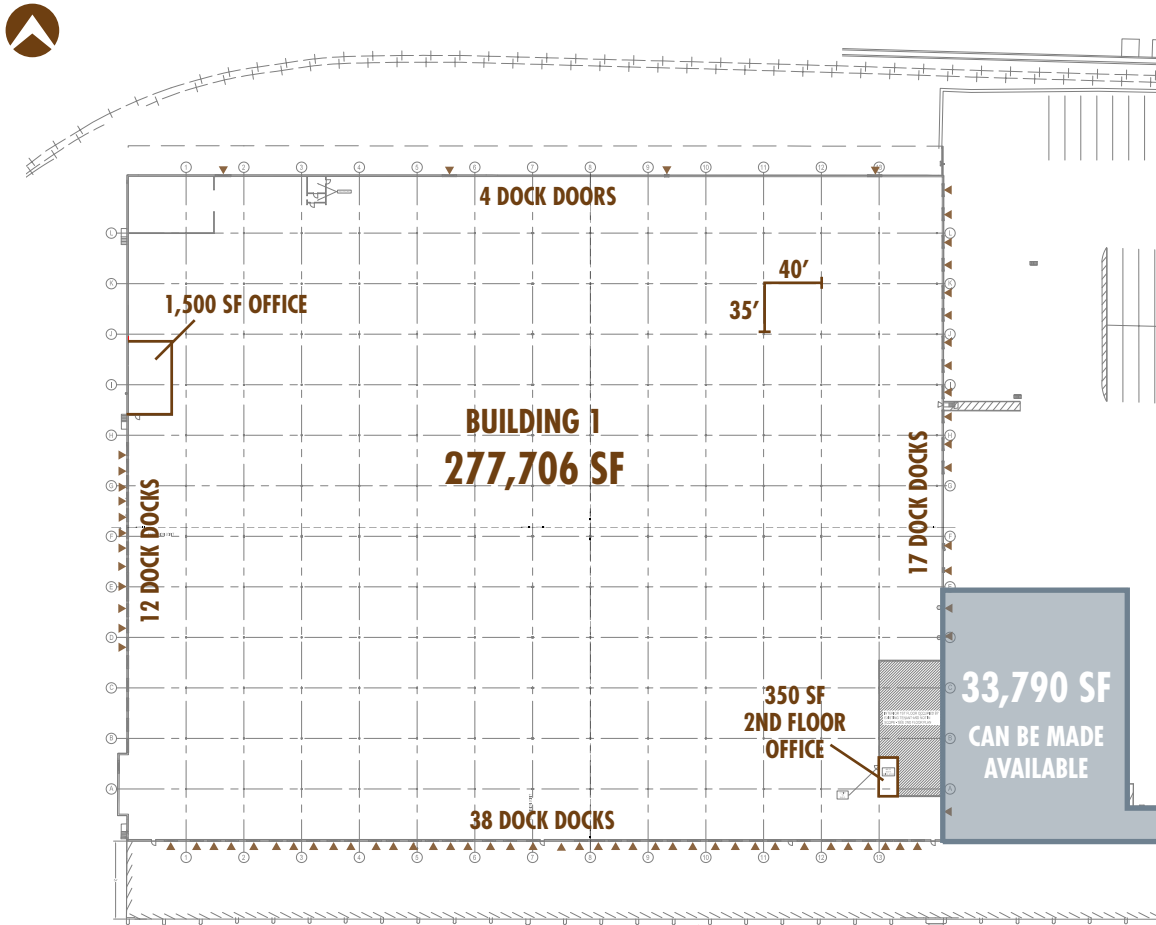
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BUILDING 1 | 311,496 SF | DIVISIBLE



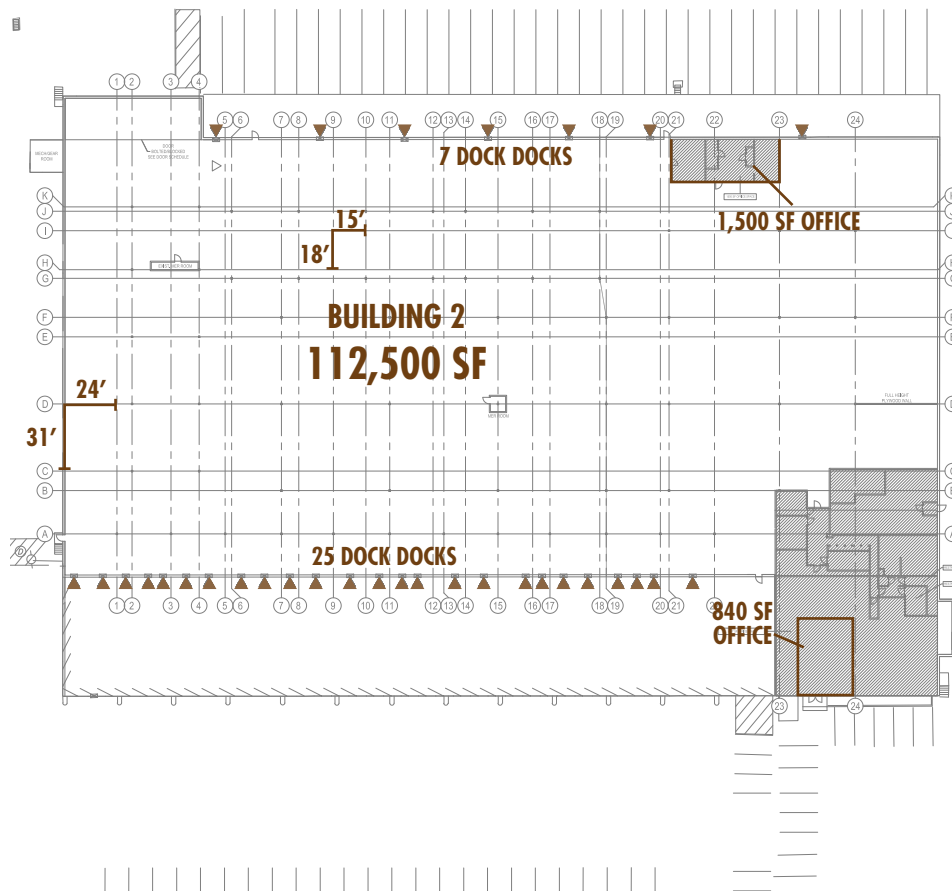
TOTAL BUILDING SF	311,496 SF
AVAILABLE SF	277,706 SF (DIVISIBLE) <i>FULL BUILDING INCLUSIVE OF 33,790 SF UNIT CAN BE MADE AVAILABLE</i>
WAREHOUSE SF	275,856 SF
OFFICE	1,850 SF
CLEAR HEIGHT	20'
COLUMN SPACING	35' X 40'
DOCK DOORS	71
DRIVE-IN DOORS	NONE
SPRINKLER	0.20-GPM /1,950 SF
LIGHTING	LED & MOTION SENSORS

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BUILDING 2 | 112,500 SF



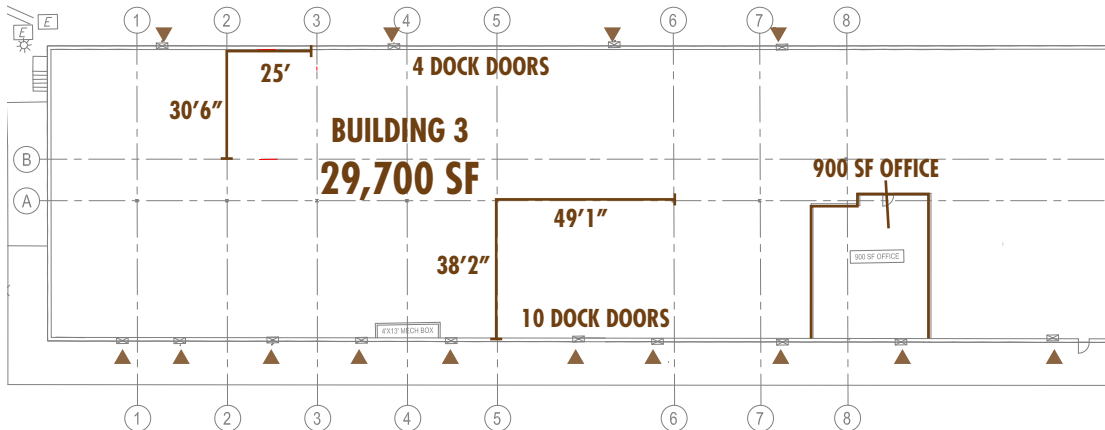
TOTAL BUILDING SF	112,500 SF
AVAILABLE SF	112,500 SF
WAREHOUSE SF	110,160 SF
OFFICE	2,340 SF
CLEAR HEIGHT	20'
COLUMN SPACING	31' X 24' / 18' X 15'
DOCK DOORS	32
DRIVE-IN DOORS	NONE
SPRINKLER	0.20-GPM /1,950 SF
LIGHTING	LED & MOTION SENSORS

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BUILDING 3 | 29,700 SF



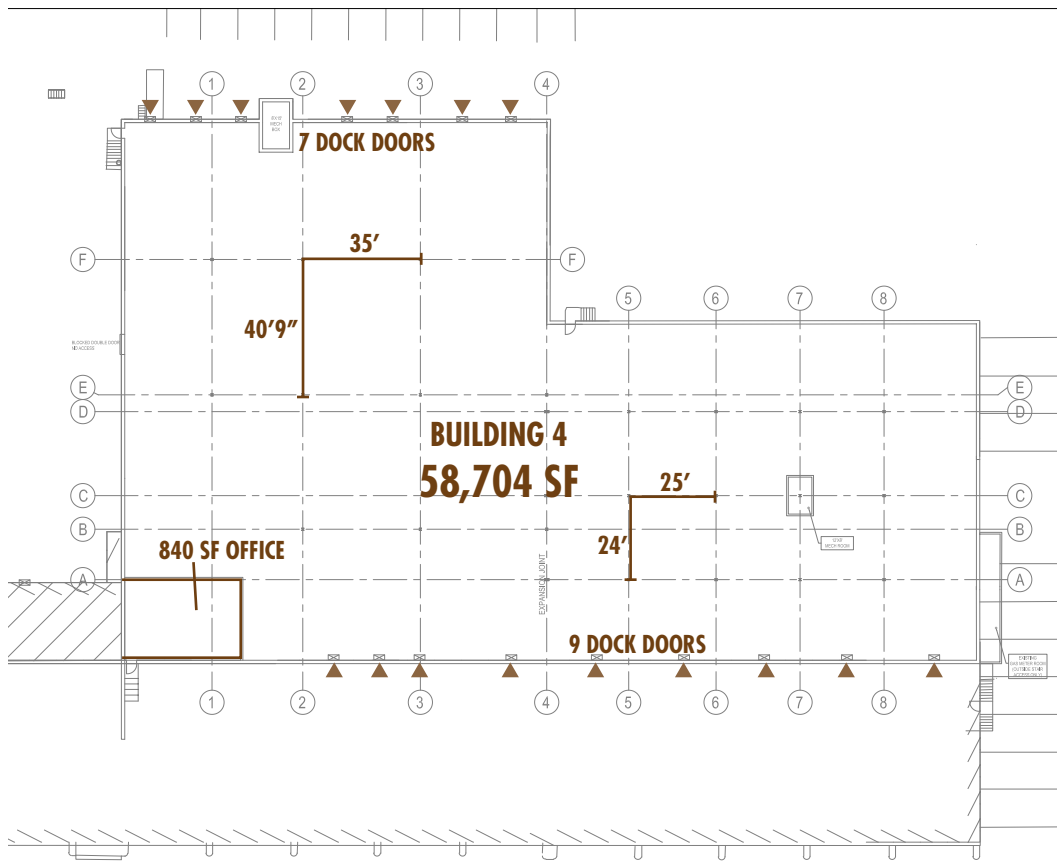
TOTAL BUILDING SF	29,700 SF
AVAILABLE SF	29,700 SF
WAREHOUSE SF	28,800 SF
OFFICE	900 SF
CLEAR HEIGHT	20'
COLUMN SPACING	30'6" X 25' / 38'2" X 49'1"
DOCK DOORS	14
DRIVE-IN DOORS	NONE
SPRINKLER	0.20-GPM /1,950 SF
LIGHTING	LED & MOTION SENSORS

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BUILDING 4 | 58,704 SF



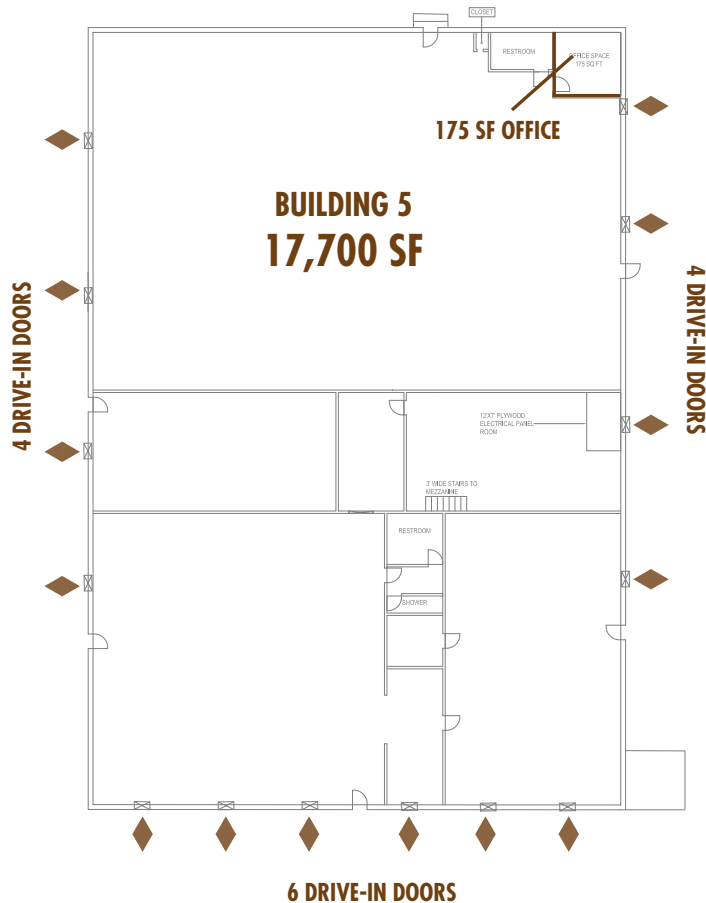
TOTAL BUILDING SF	58,704 SF
AVAILABLE SF	58,704 SF
WAREHOUSE SF	57,864 SF
OFFICE	840 SF
CLEAR HEIGHT	20'
COLUMN SPACING	40'9" / 24' X 25'
DOCK DOORS	16
DRIVE-IN DOORS	NONE
SPRINKLER	0.20-GPM / 1,950 SF
LIGHTING	FLUORESCENT 8-FT / T12S

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BUILDING 5 | 17,700 SF



TOTAL BUILDING SF	17,700 SF
AVAILABLE SF	17,700 SF
SERVICE FLOOR SF	17,700 SF
OFFICE	175 SF
CLEAR HEIGHT	30'
COLUMN SPACING	VARIES
DOCK DOORS	NONE
DRIVE-IN DOORS	14
SPRINKLER	0.20-GPM /1,950 SF
LIGHTING	FLUORESCENT 8-FT / T12S

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