

# 123

# PENNSYLVANIA AVENUE

KEARNY, NJ 07032

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



**SKI-N** ZONING

**30** MINUTES TO MIDTOWN MANHATTAN



CBRE

123PENNSYLVANIAAVENUE.COM

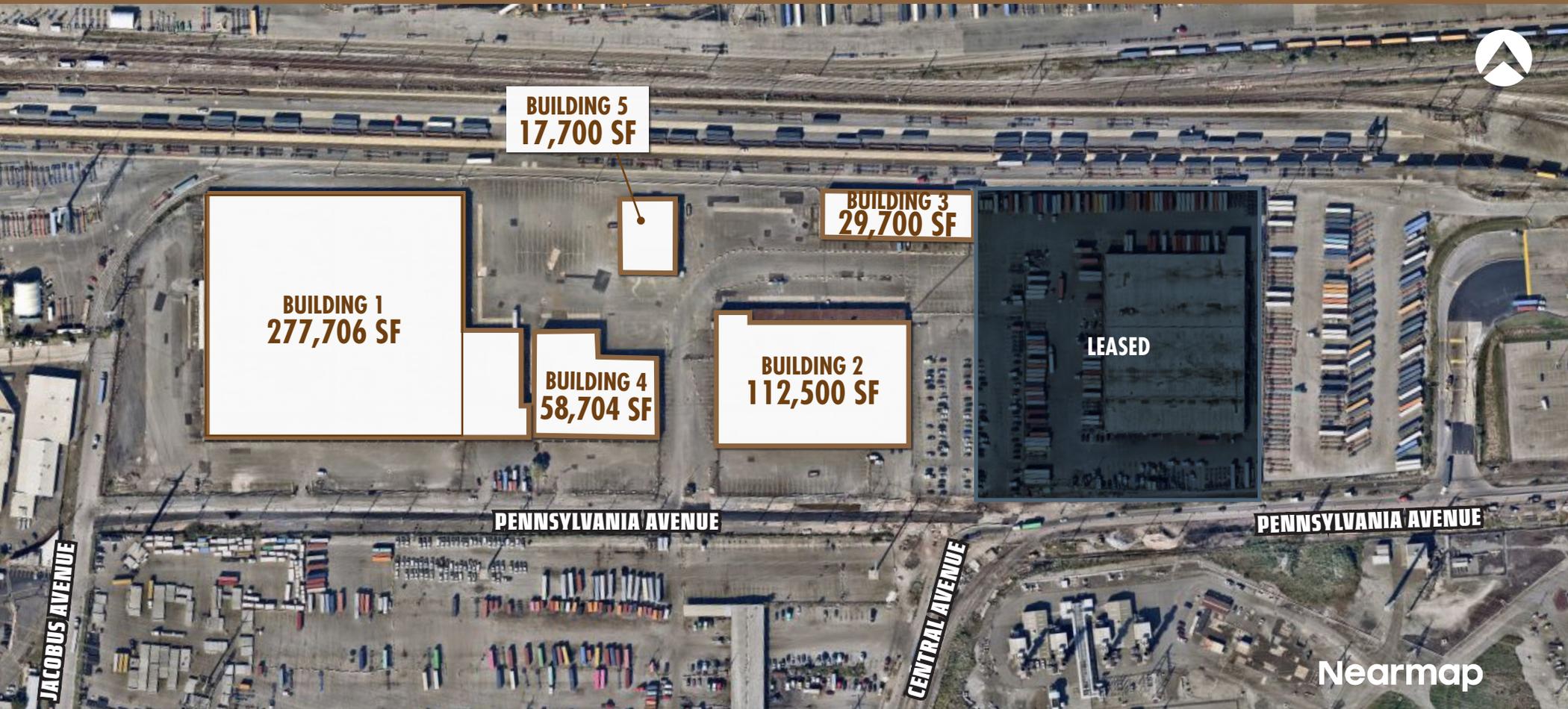
DELIVERING Q1 2026

# 123

# PENNSYLVANIA AVENUE

KEARNY, NJ 07032

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



BUILDING 5  
17,700 SF

BUILDING 3  
29,700 SF

BUILDING 1  
277,706 SF

BUILDING 4  
58,704 SF

BUILDING 2  
112,500 SF

LEASED

PENNSYLVANIA AVENUE

PENNSYLVANIA AVENUE

JACOBUS AVENUE

CENTRAL AVENUE

Nearmap

CBRE

123PENNSYLVANIAAVENUE.COM

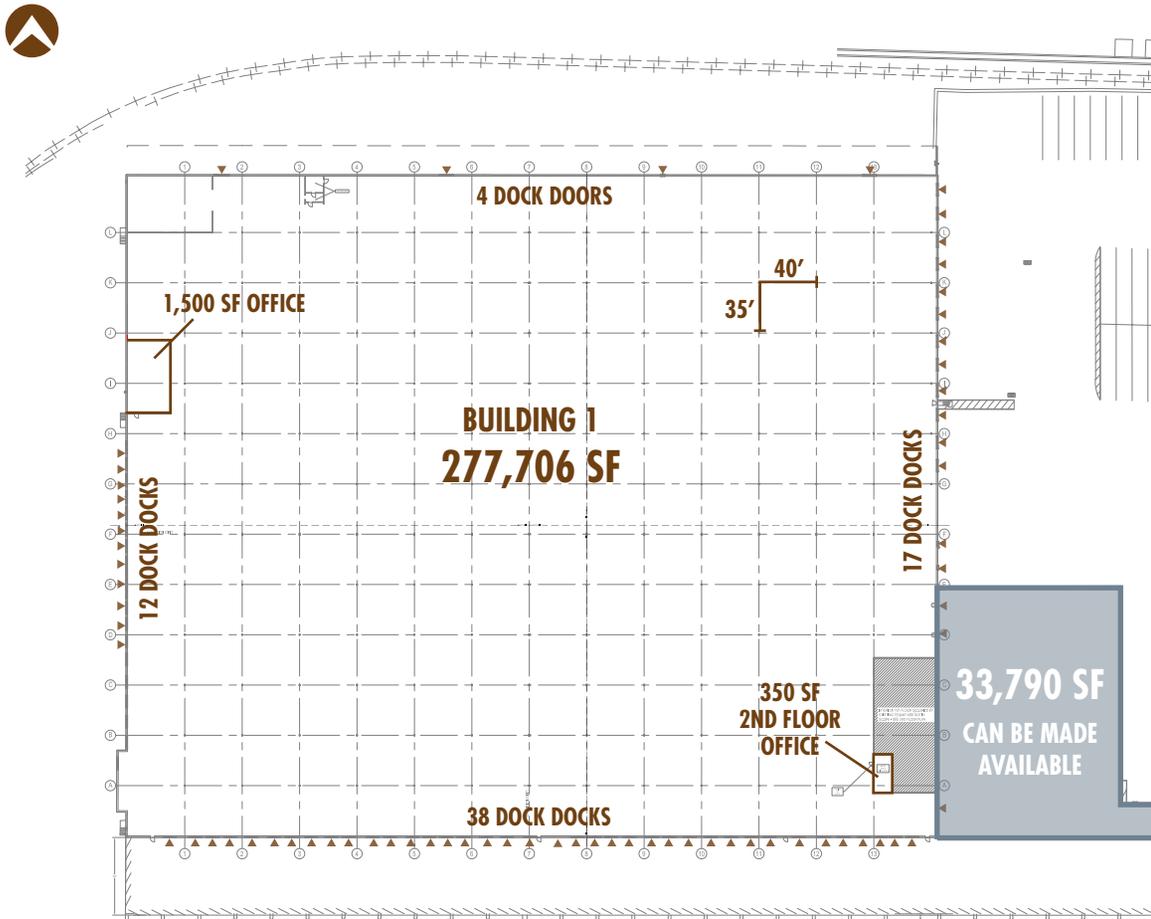
DELIVERING Q1 2026

# 123

## PENNSYLVANIA AVENUE

KEARNY, NJ 07032

### BUILDING 1 | 311,496 SF | DIVISIBLE



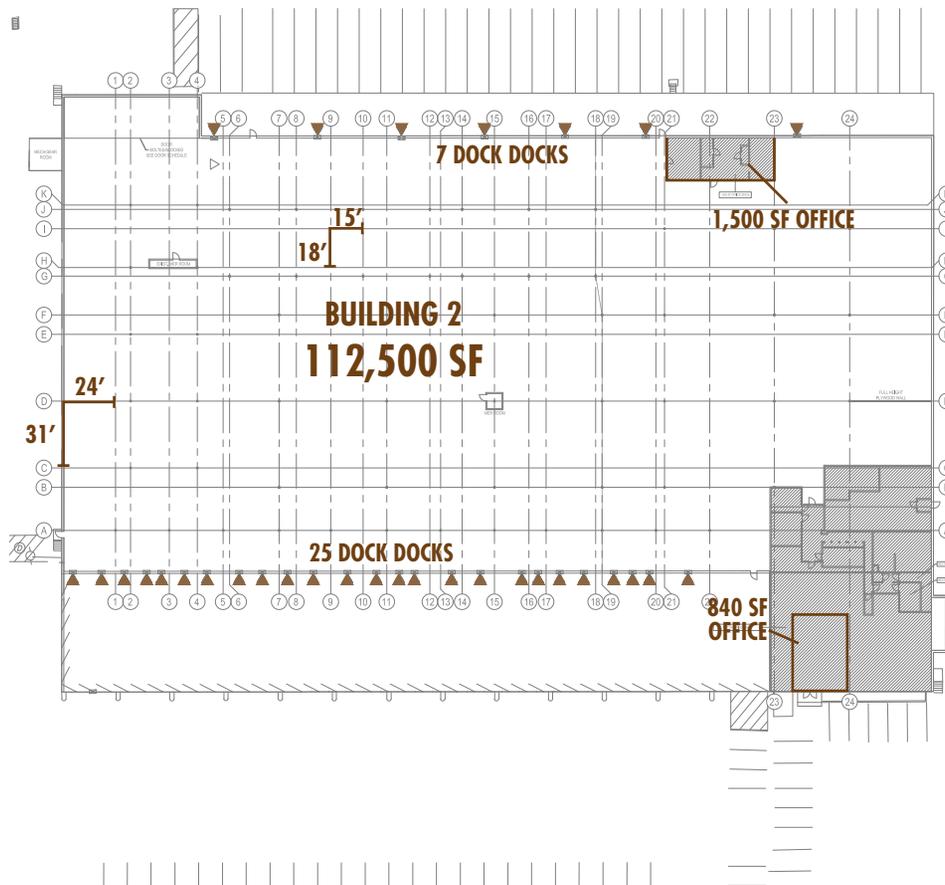
<b>TOTAL BUILDING SF</b>	<b>311,496 SF</b>
<b>AVAILABLE SF</b>	<b>277,706 SF (DIVISIBLE)</b> <i>FULL BUILDING INCLUSIVE OF 33,790 SF UNIT CAN BE MADE AVAILABLE</i>
<b>WAREHOUSE SF</b>	<b>275,856 SF</b>
<b>OFFICE</b>	<b>1,850 SF</b>
<b>CLEAR HEIGHT</b>	<b>19'2" - 19'4"</b>
<b>COLUMN SPACING</b>	<b>35' X 40'</b>
<b>DOCK DOORS</b>	<b>71</b>
<b>DRIVE-IN DOORS</b>	<b>NONE</b>
<b>SPRINKLER</b>	<b>0.20-GPM /1,950 SF</b>
<b>LIGHTING</b>	<b>LED &amp; MOTION SENSORS</b>

# 123

## PENNSYLVANIA AVENUE

KEARNY, NJ 07032

### BUILDING 2 | 112,500 SF



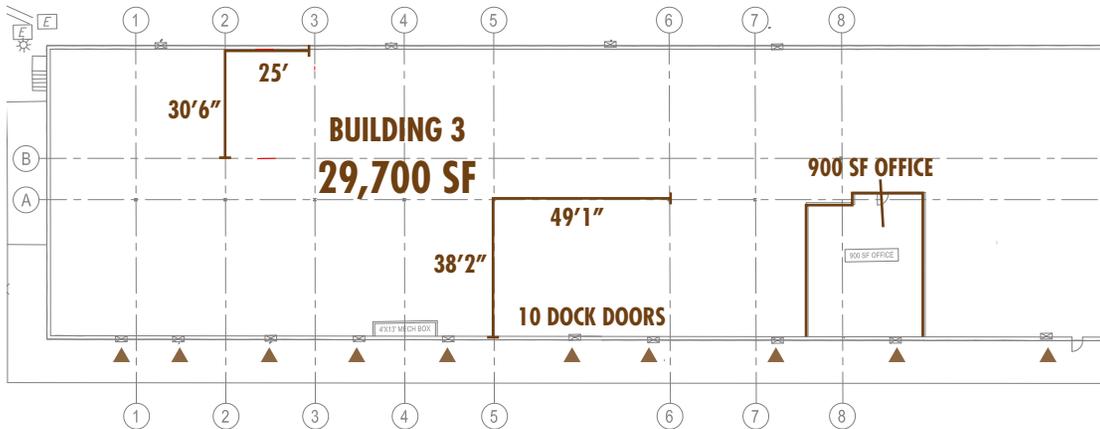
<b>TOTAL BUILDING SF</b>	<b>112,500 SF</b>
<b>AVAILABLE SF</b>	<b>112,500 SF</b>
<b>WAREHOUSE SF</b>	<b>110,160 SF</b>
<b>OFFICE</b>	<b>2,340 SF</b>
<b>CLEAR HEIGHT</b>	<b>15'10" - 16'10"</b>
<b>COLUMN SPACING</b>	<b>31' X 24' / 18' X 15'</b>
<b>DOCK DOORS</b>	<b>32</b>
<b>DRIVE-IN DOORS</b>	<b>NONE</b>
<b>SPRINKLER</b>	<b>0.20-GPM /1,950 SF</b>
<b>LIGHTING</b>	<b>LED &amp; MOTION SENSORS</b>

# 123

## PENNSYLVANIA AVENUE

KEARNY, NJ 07032

### BUILDING 3 | 29,700 SF



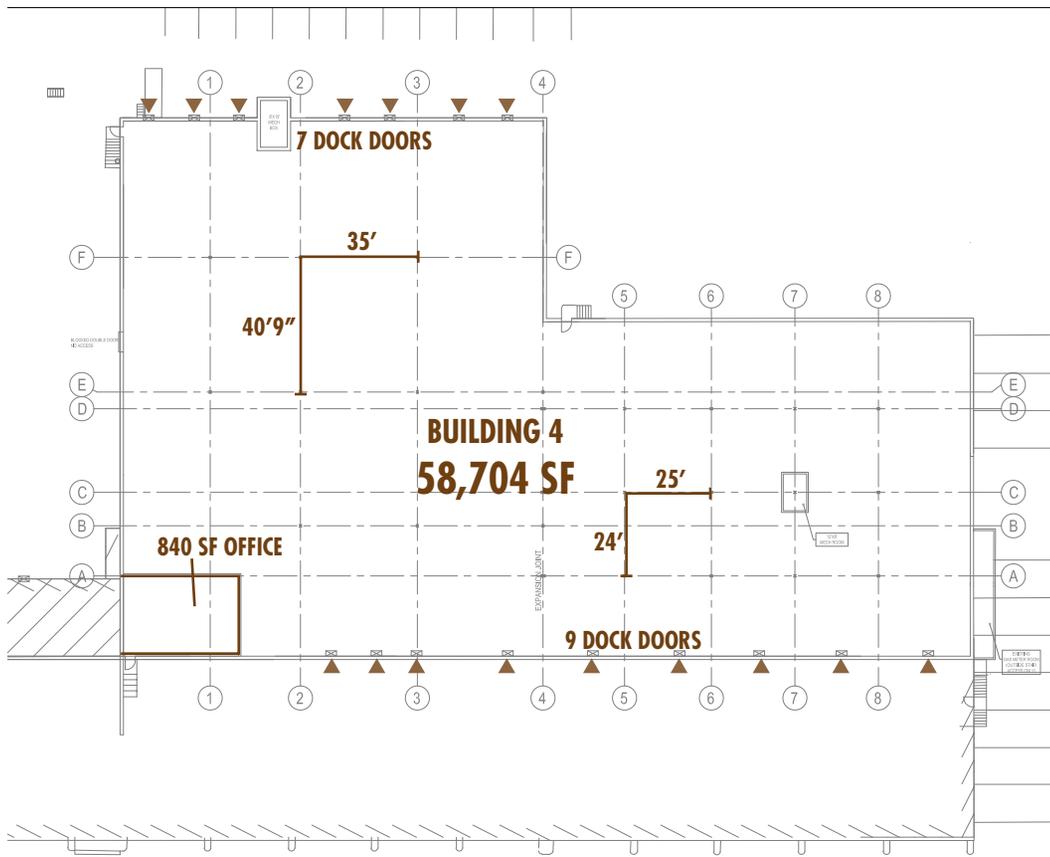
TOTAL BUILDING SF	29,700 SF
AVAILABLE SF	29,700 SF
WAREHOUSE SF	28,800 SF
OFFICE	900 SF
CLEAR HEIGHT	16'4" - 16'10"
COLUMN SPACING	30'6" X 25' / 38'2" X 49'1"
DOCK DOORS	10
DRIVE-IN DOORS	NONE
SPRINKLER	0.20-GPM /1,950 SF
LIGHTING	LED & MOTION SENSORS

# 123

## PENNSYLVANIA AVENUE

KEARNY, NJ 07032

### BUILDING 4 | 58,704 SF



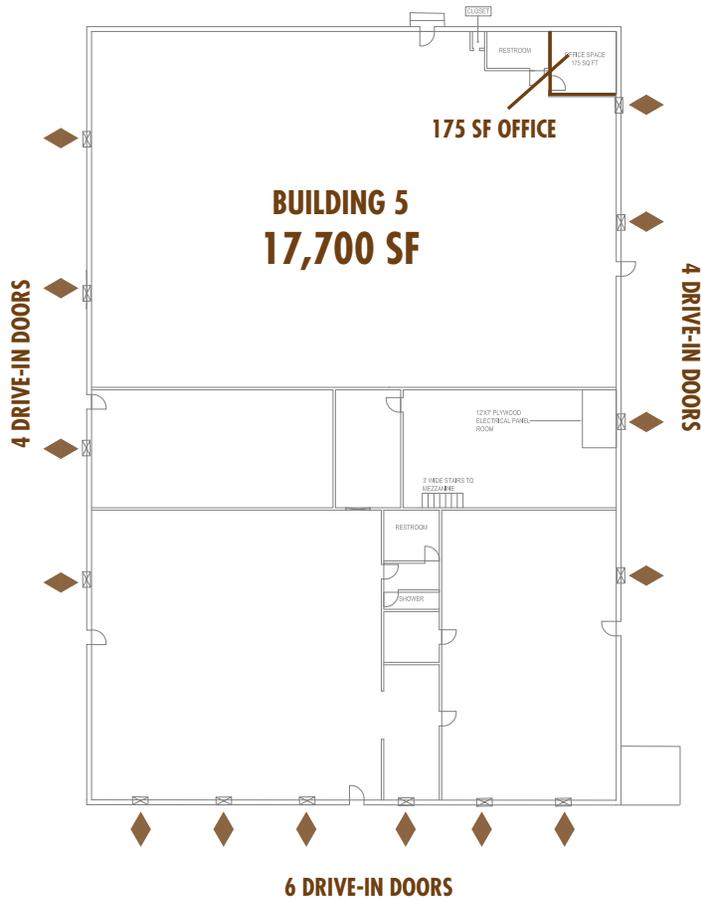
<b>TOTAL BUILDING SF</b>	<b>58,704 SF</b>
<b>AVAILABLE SF</b>	<b>58,704 SF</b>
<b>WAREHOUSE SF</b>	<b>57,864 SF</b>
<b>OFFICE</b>	<b>840 SF</b>
<b>CLEAR HEIGHT</b>	<b>12'11" - 15'10"</b>
<b>COLUMN SPACING</b>	<b>40'9" / 24' X 25'</b>
<b>DOCK DOORS</b>	<b>16</b>
<b>DRIVE-IN DOORS</b>	<b>NONE</b>
<b>SPRINKLER</b>	<b>0.20-GPM / 1,950 SF</b>
<b>LIGHTING</b>	<b>FLUORESCENT 8-FT / T12S</b>

# 123

## PENNSYLVANIA AVENUE

KEARNY, NJ 07032

### 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	16' - 17'8"
COLUMN SPACING	VARIES
DOCK DOORS	NONE
DRIVE-IN DOORS	14
SPRINKLER	0.20-GPM /1,950 SF
LIGHTING	FLUORESCENT 8-FT / T12S

# 123

## PENNSYLVANIA AVENUE

KEARNY, NJ 07032

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



6.3 MILES

NEWARK LIBERTY  
INT'L AIRPORT

7.5 MILES

PORTS ELIZABETH /  
NEWARK

CBRE

123PENNSYLVANIAAVENUE.COM

DELIVERING Q1 2026

# 123

# PENNSYLVANIA AVENUE

KEARNY, NJ 07032

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



For inquiries or to arrange a tour contact:

**THOMAS F. MONAHAN**

Vice Chairman

o +1 201 712 5610

c +1 973 568 6614

thomas.monahan@cbre.com

**LARRY SCHIFFENHAUS**

Vice Chairman

o +1 201 712 5809

c +1 201 532 5092

larry.schiffenhaus@cbre.com

**BRIAN GOLDEN**

Executive Vice President

o +1 201 712 5607

c +1 732 284 8451

brian.golden@cbre.com

**ANDREW GUNST**

Senior Associate

o +1 201 712 5649

c +1 908 642 1415

andrew.gunst@cbre.com

**CBRE**



Black Equities

**CBRE**

**123PENNSYLVANIAAVENUE.COM**

**DELIVERING Q1 2026**

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.