123 PENNSYLVANIA AVENUE

KEARNY, NJ 07032

4 BUILDINGS | ±500,400 SF | ±31.16 ACRES FOR LEASE



Black Equities

SKI-N ZONING

30 MINUTES TO MIDTOWN MANHATTAN

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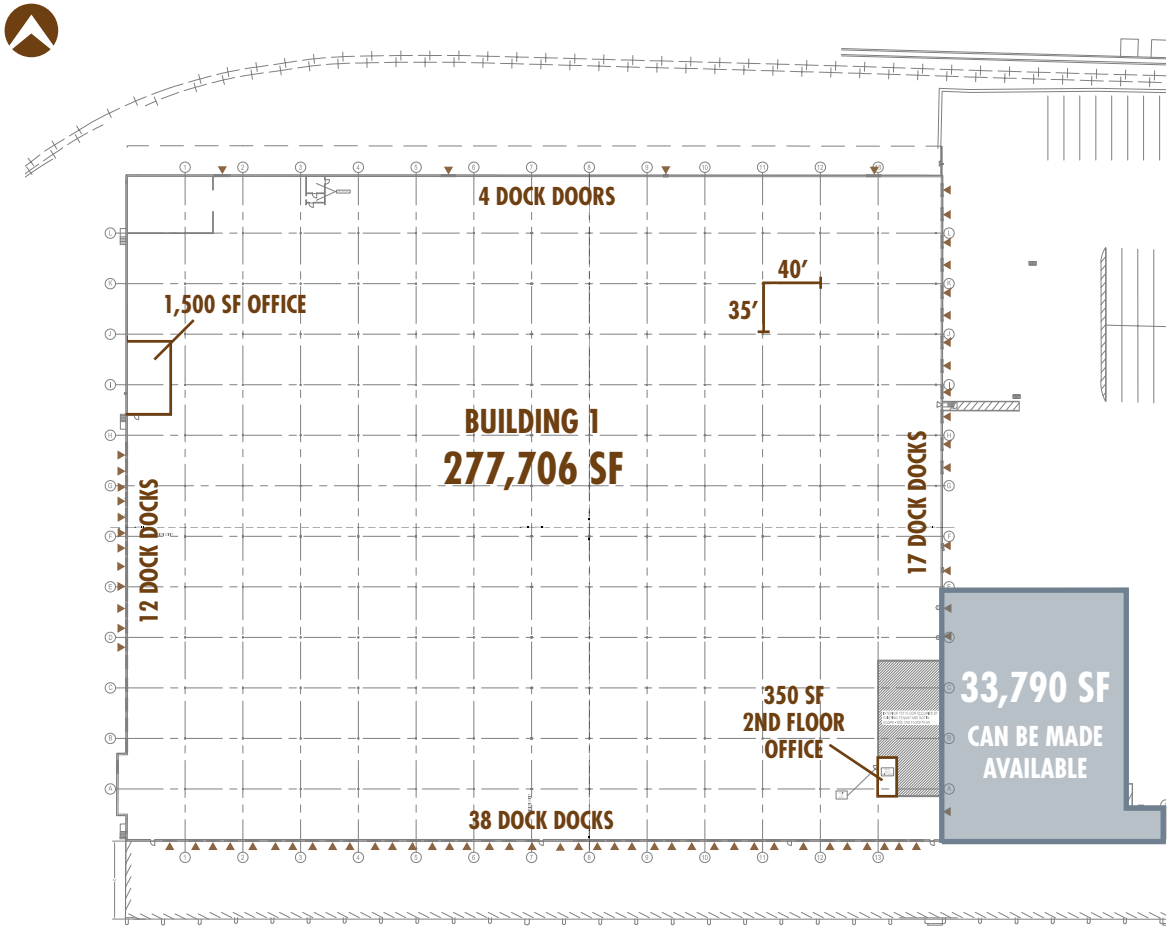
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BUILDING 1 | 311,496 SF | DIVISIBLE

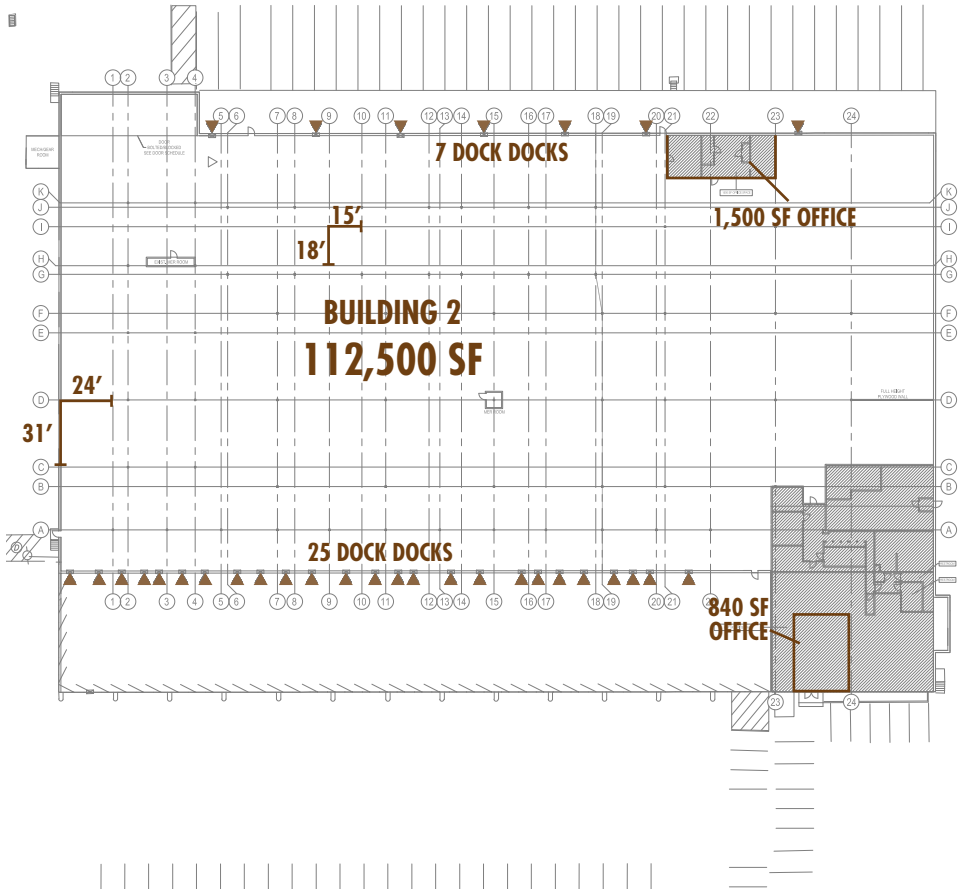


TOTAL BUILDING SF	311,496 SF
AVAILABLE SF	277,706 SF (DIVISIBLE) *FULL BUILDING INCLUSIVE OF 33,790 SF UNIT CAN BE MADE AVAILABLE*
WAREHOUSE SF	275,856 SF
OFFICE	1,850 SF
CLEAR HEIGHT	19'2" - 19'4"
COLUMN SPACING	35' X 40'
DOCK DOORS	71
DRIVE-IN DOORS	NONE
SPRINKLER	0.20-GPM /1,950 SF
LIGHTING	LED &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

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BUILDING 2 | 112,500 SF

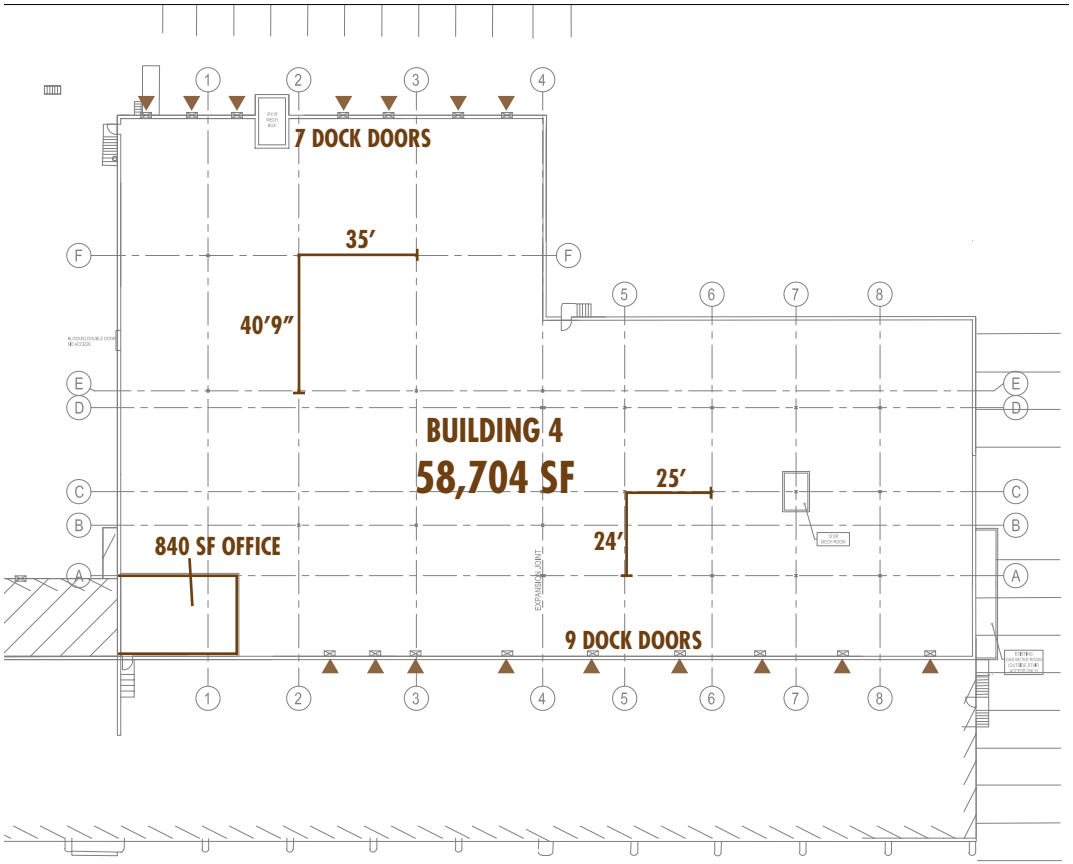


TOTAL BUILDING SF	112,500 SF
AVAILABLE SF	112,500 SF
WAREHOUSE SF	110,160 SF
OFFICE	2,340 SF
CLEAR HEIGHT	15'10" - 16'10"
COLUMN SPACING	31' X 24' / 18' X 15'
DOCK DOORS	32
DRIVE-IN DOORS	NONE
SPRINKLER	0.20-GPM /1,950 SF
LIGHTING	LED & MOTION SENSORS

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BUILDING 4 | 58,704 SF

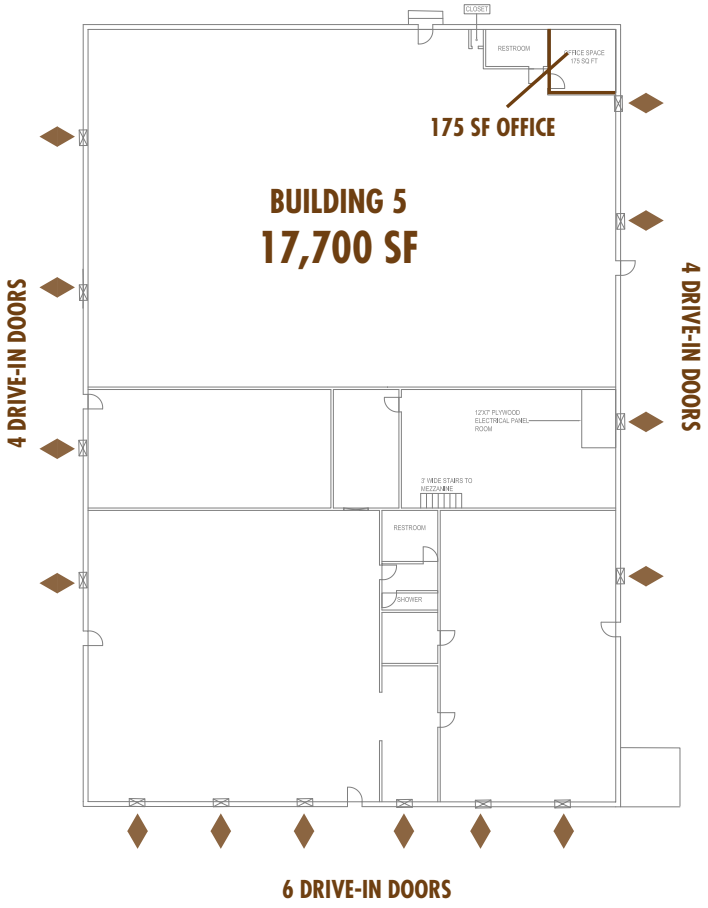


TOTAL BUILDING SF	58,704 SF
AVAILABLE SF	58,704 SF
WAREHOUSE SF	57,864 SF
OFFICE	840 SF
CLEAR HEIGHT	12'11" - 15'10"
COLUMN SPACING	40'9" / 24' X 25'
DOCK DOORS	16
DRIVE-IN DOORS	NONE
SPRINKLER	0.20-GPM /1,950 SF
LIGHTING	FLUORESCENT 8-FT / T12S

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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	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

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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

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