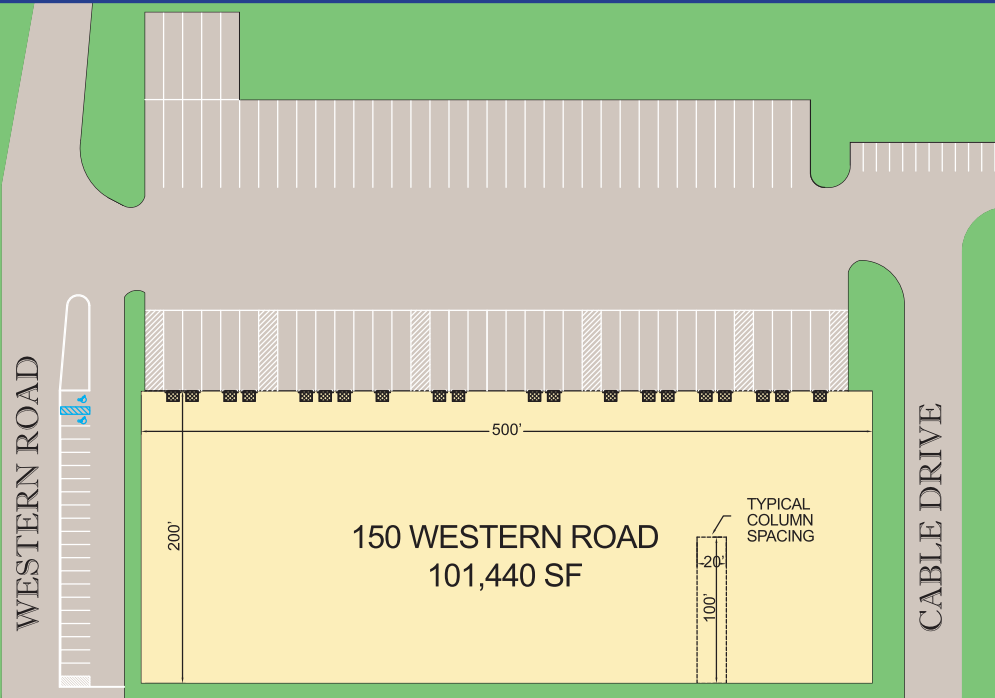


**FOR LEASE**

# 150 Western Road

Kearny NJ, 07032



**Available:** Coming Soon

**Square Footage:** 49,604 SF

**Building Dimensions:** 200' x 500'

**Divisible:** ± 50,000 SF

**Wall Construction:** PreCast Concrete

**Ceiling Height:** 25'

**Column Spacing:** 100' x 20' Typical

**Warehouse Slab:** 500 lb. Floor Load  
w/Ashford Formula Sealer

**Dock Loading:** 18-20 Dock High Doors (9'x10')  
0-2 Drive In Doors (13'x16')

**Sprinkler System:** ESFR

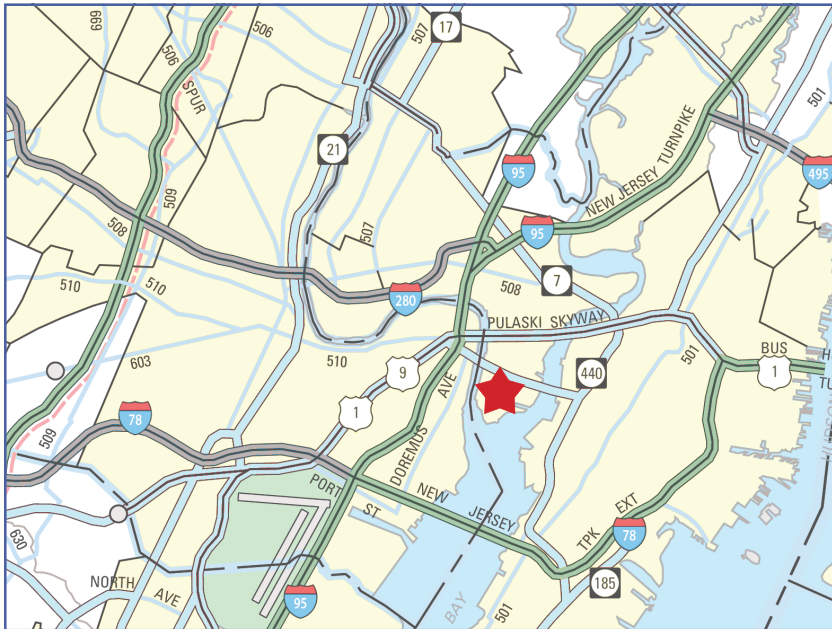
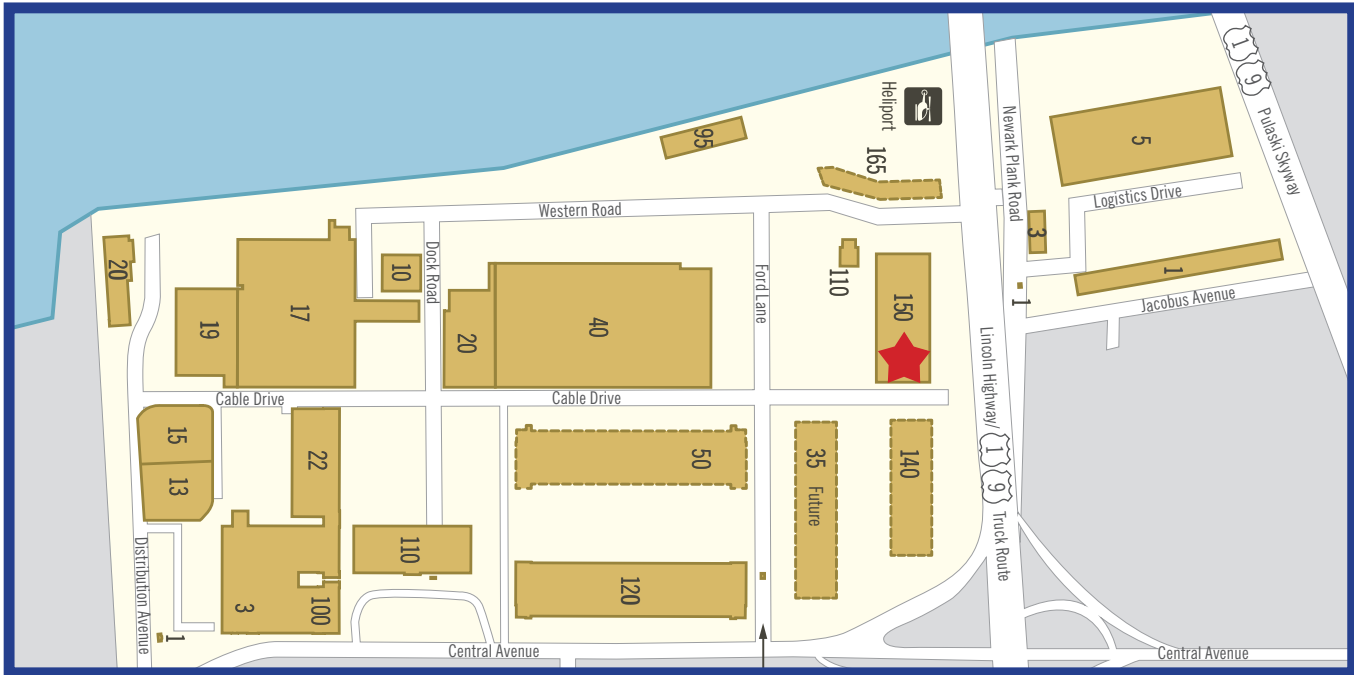
**Power:** 400 Amp, 277/480 Volt 3-Phase, 4 Wire

**Roof System:** SBS Modified Built Up Asphalt

**Parking:** 40 Car Parking / 40 Trailers

**Zoning:** SK1-S Warehouse, Distribution,  
and Manufacturing





- **Gated Urban Industrial Park with 24/7 On-Site Security**
- **On-Site Management**
- **Urban Enterprise Zone**
- **Foreign Trade Zone**
- **U.S. Routes #1 & 9 – Direct access**
- **N.J. Turnpike (Exit15E) – ¼ mile**
- **I-280 – 2 miles**
- **Holland Tunnel – 3.5 miles**
- **Lincoln Tunnel – 5.7 miles**
- **George Washington Bridge – 11 miles**
- **Newark International Airport – 3.8 miles**
- **Ports Newark & Elizabeth – 3 miles**
- **I-80 – 10.3 miles**

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