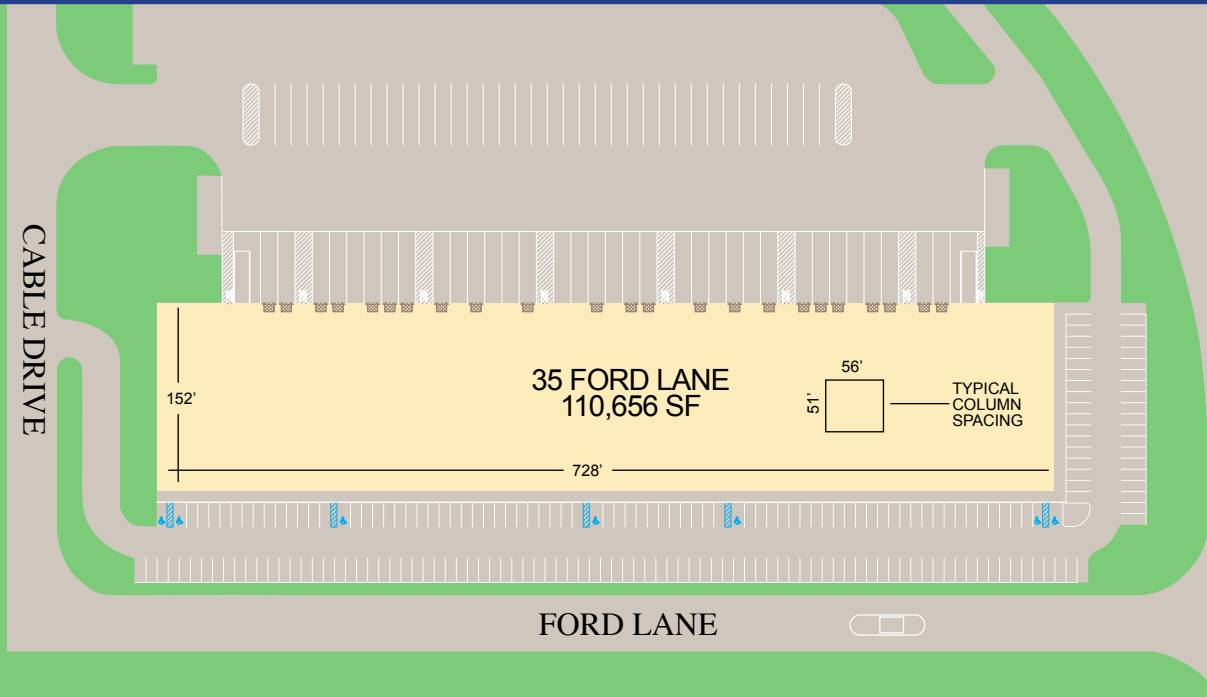


FOR LEASE

35 Ford Lane

Kearny, NJ 07032



Divisible: +/- 34,000 SF

Zoning: SKI-S; Warehouse, Distribution, and Manufacturing

Wall Construction: Precast Concrete

Ceiling Height: 36'

Column Spacing: 56'x51 Typical

Building Dimensions: 728'x152'

Warehouse Slab: 7" w/Ashford Formula Sealer
500 lb. Floor Load

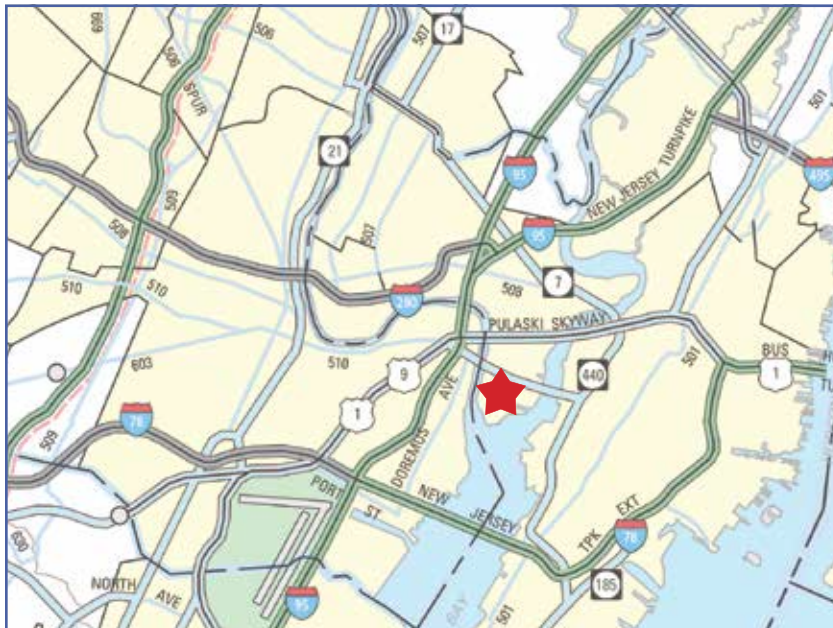
Dock Loading: 23 (9'x10') Dock High Doors
2 (13'x16') Drive In Doors

Sprinkler System: ESFR

Power: 2,000 AMP, 277/480 Volt
3-Phase, 4 Wire

Parking: 21 Trailers (13'x50')
202 Cars (9'x20')





- 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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