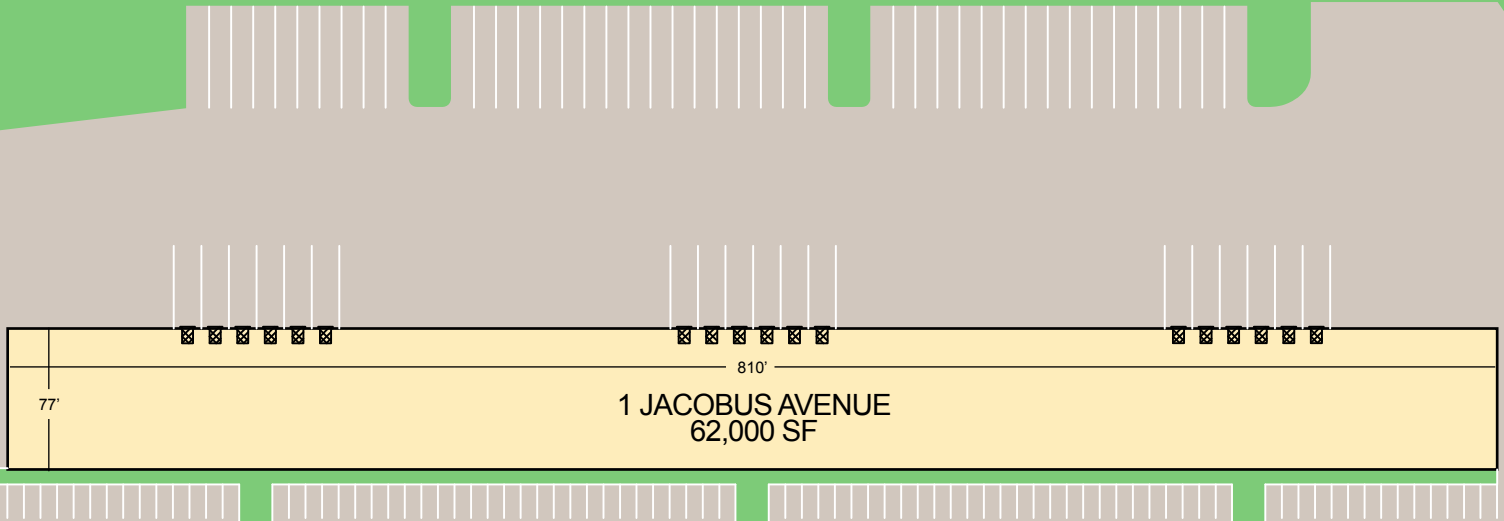


**FOR LEASE**

# 1 Jacobus Avenue

Kearny, NJ 07032



**Available:** 31,331 SF (Suite 110)

**Square Footage:** 62,000 SF

**Building Dimensions:** 77' x 810'  
(Suite 110 = 77' x 407')

**Ceiling Height:** 28' Clear

**Column Spacing:** Clear Span

**Loading:** 5 Tailboards, 1 Drive Up Ramp

**Parking:** 39 Cars  
15 Trailers  
(Additional Stalls Available)

**Wall Construction:** Precast Concrete Panels

**Warehouse Slab:** Reinforced Concrete

**Roof System:** Modified Built Up Asphalt

**Lighting:** Fluorescent T5

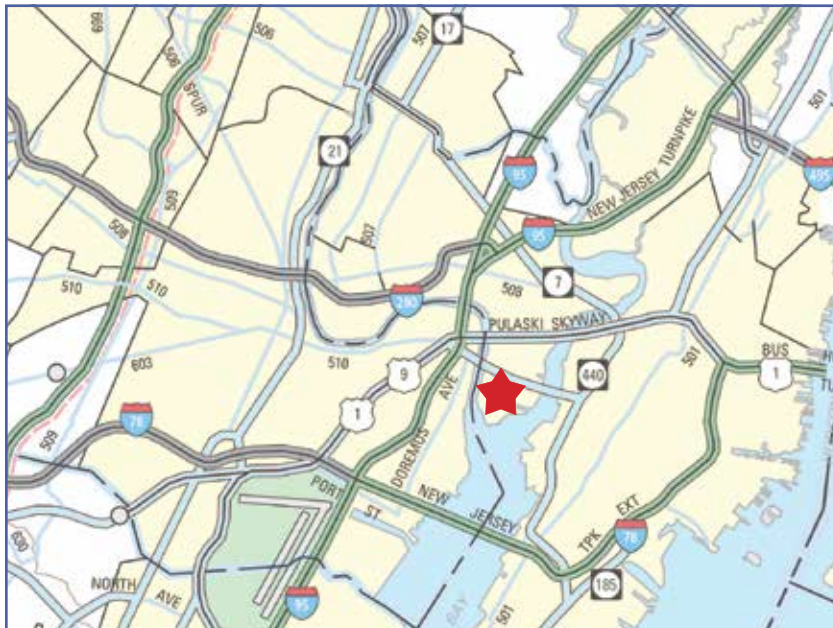
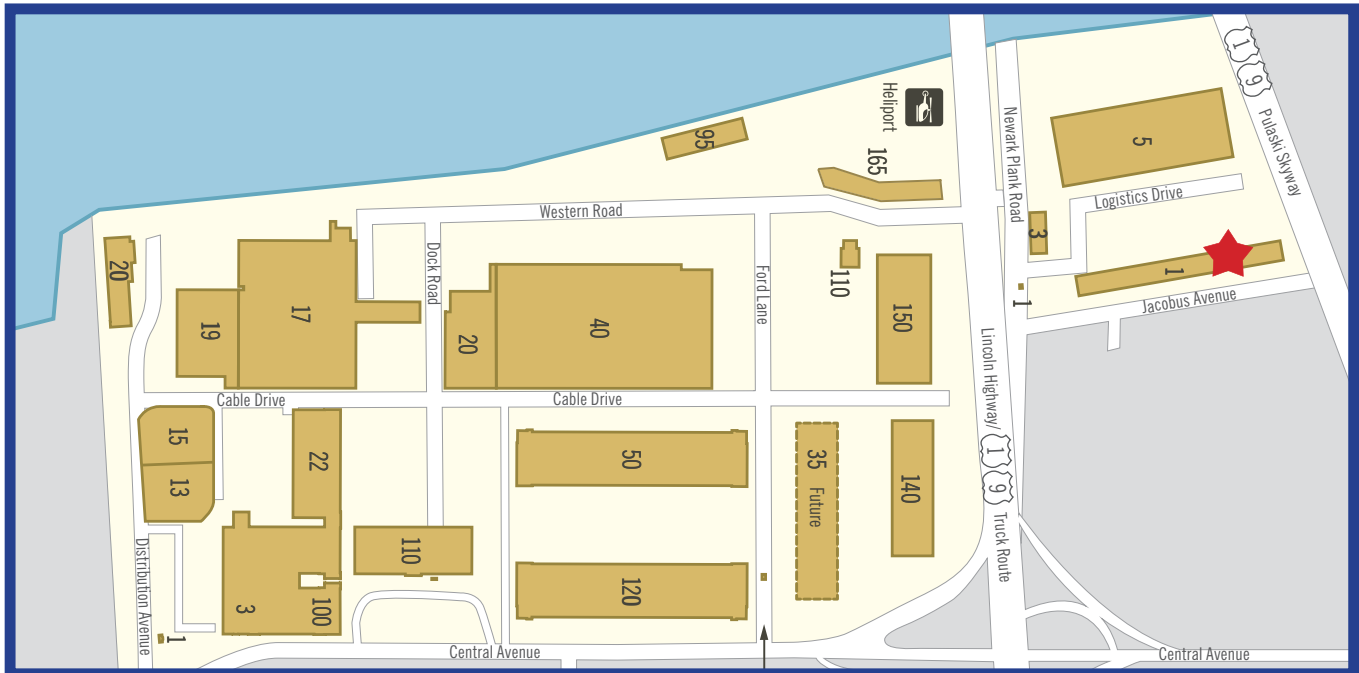
**Power:** 400 Amps, 277/480 Volt  
3-Phase, 4 Wire

**Heating:** Gas-Fired Radiant

**Sprinkler System:** Wet

**Zoning:** SKI-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

## Alan M. Lambiase, CCIM

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