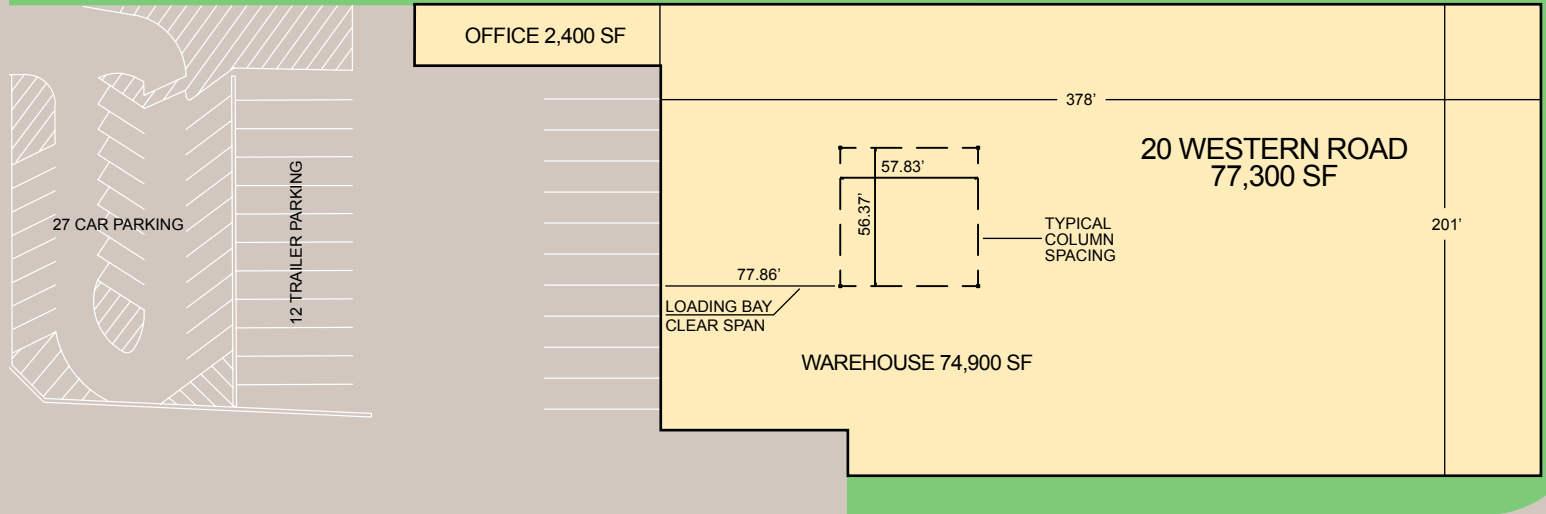


FOR LEASE

20 Western Road

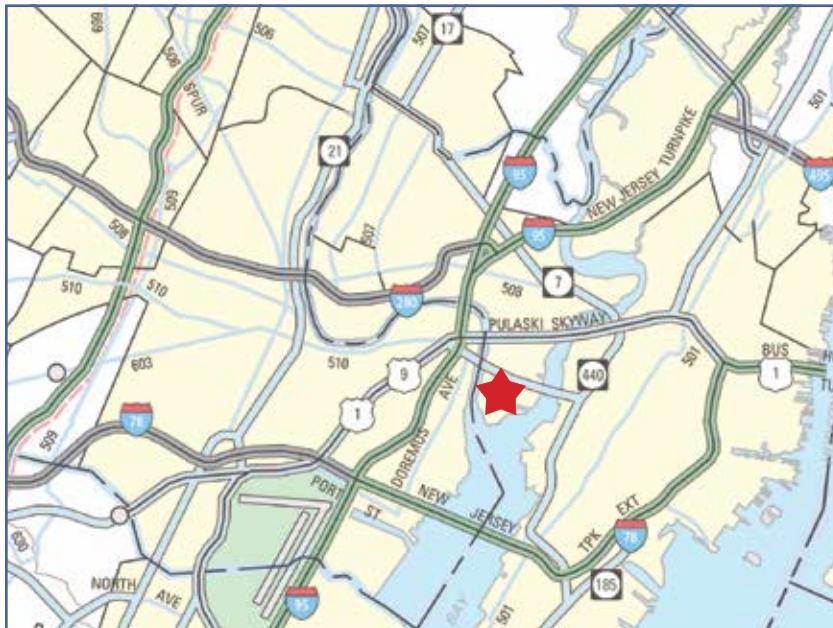
Kearny NJ, 07032



Square Footage: 77,300 SF
Office: 2,400 SF
Ceiling Height: 32' Clear
Column Spacing: Approximately 60' x 60'
Loading: 10 Tailboards
Parking: 12 (12' x 50') Trailers
27 Cars

Power: 400 AMPS, 480 Volt, 3-Phase, 4 Wire
Foundations: Reinforced Concrete, Pile Supported
Floors: Reinforced Concrete
Exterior Walls: Precast Concrete Panels
Heating: Gas-Fired Radiant
Sprinkler System: ESFR System
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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