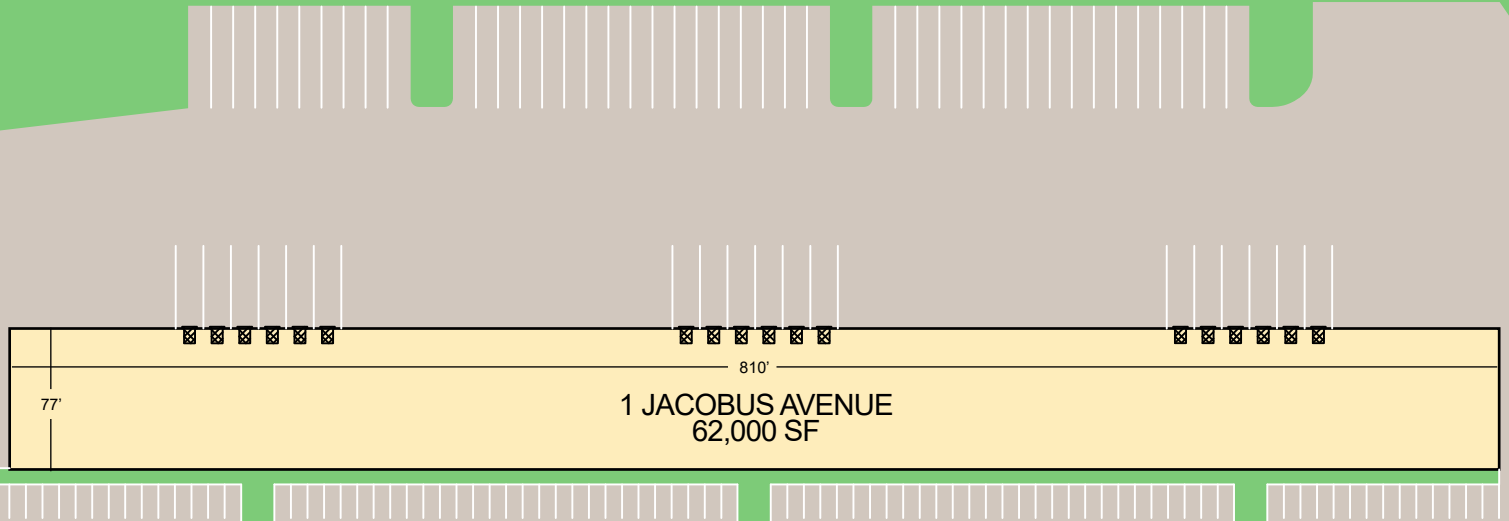


FOR LEASE

1 Jacobus Avenue

Kearny, NJ 07032



Available: 20,391 SF (Suite 150)

Building Dimensions: 77' x 810'
(Suite 150 = 77' x 264')

Ceiling Height: 28' Clear

Column Spacing: Clear Span

Dock Loading: 6 Tailboard

Parking: 6 Trailers
24 Cars

Wall Construction: Precast Concrete Panels

Warehouse Slab: Reinforced Concrete

Roof System: Modified Built Up Asphalt

Lighting: LED with Motion Sensors

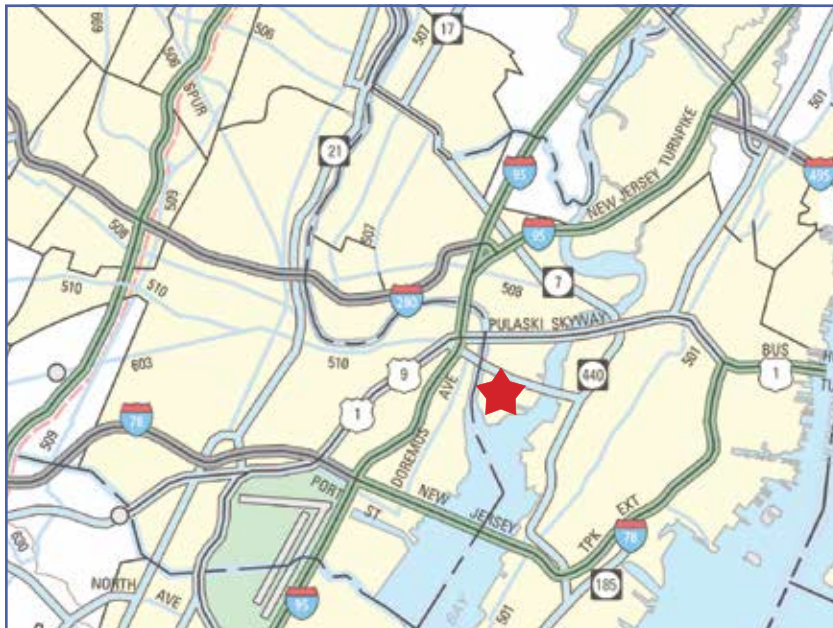
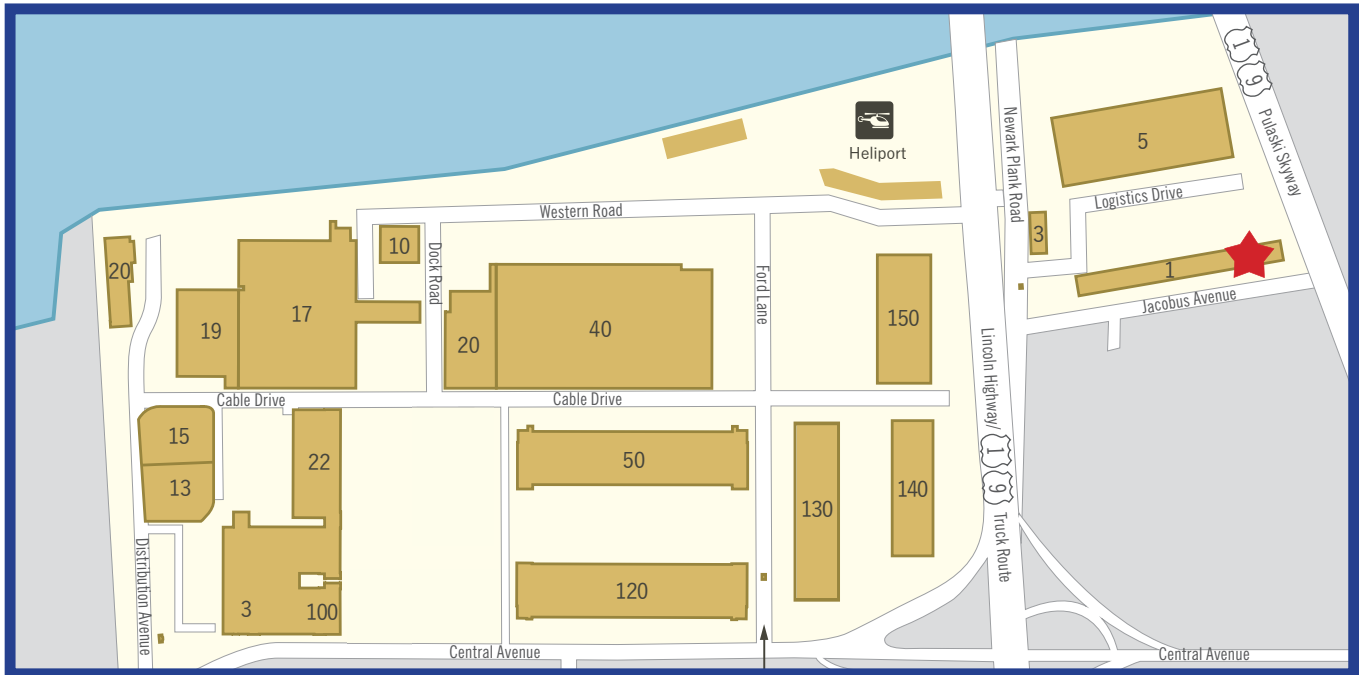
Power: 200 Amps

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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