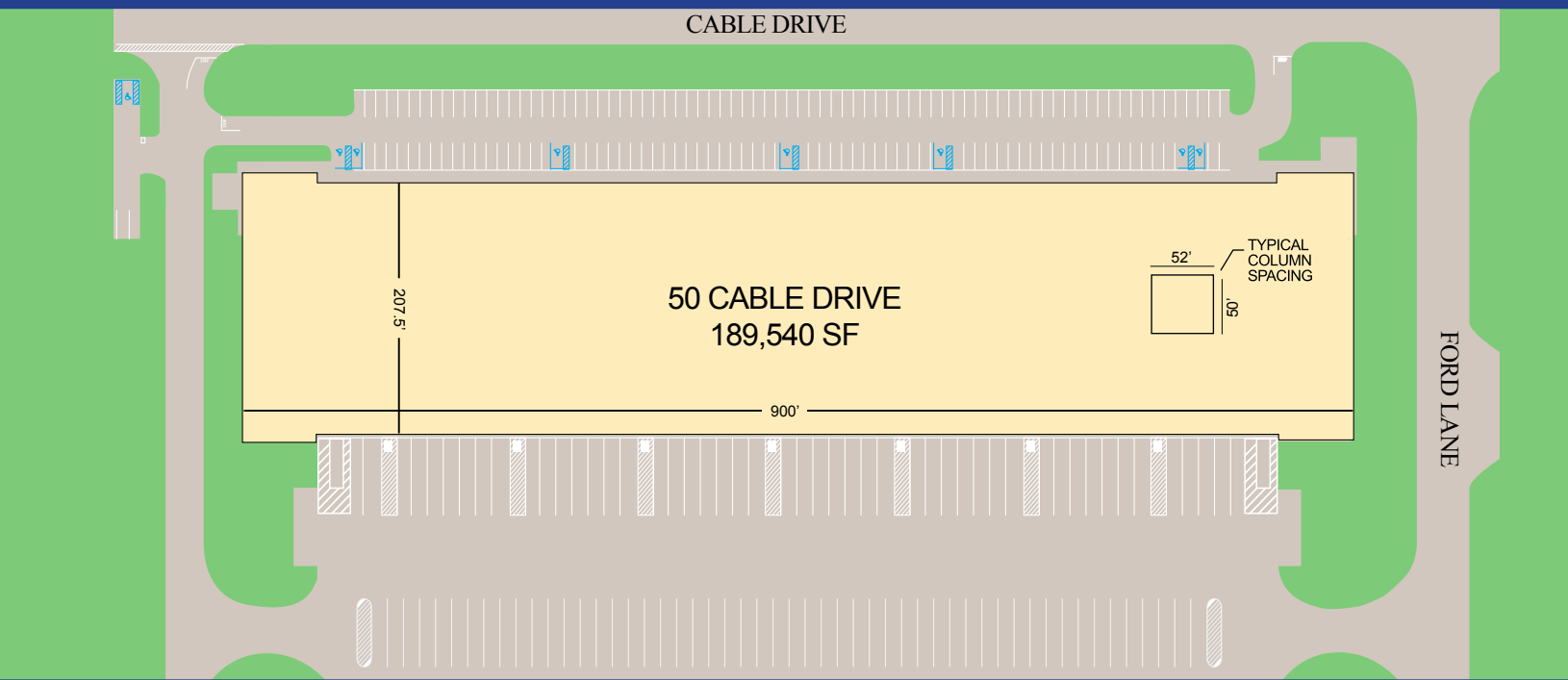


FOR LEASE

50 Cable Drive

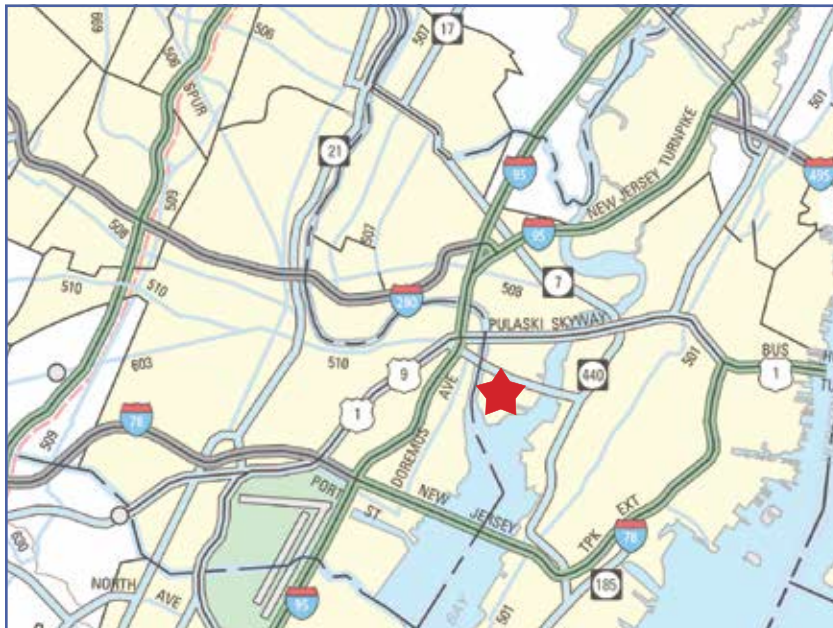
Kearny, NJ 07032



Available:	46,500 SF
Occupancy:	3/1/2026
Zoning:	SK1-S Warehouse, Distribution, and Manufacturing
Wall Construction:	Precast Concrete
Ceiling Height:	36'
Column Spacing:	52'x 50' Typical
Building Depth:	208'

Warehouse Slab:	7" w/Ashford Formula Sealer 500 lb. Floor Load
Dock Loading:	9 (9'x10') Dock High Doors 1 (13'x16') Drive In Doors
Sprinkler System:	ESFR
Power:	400 AMP, 277/480 Volt 3-Phase, 4 Wire
Roof System:	SBS Modified Built Up Asphalt
Parking:	25 Car Parking / 4 Trailers





- 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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