

# 123

# PENNSYLVANIA AVENUE

KEARNY, NJ 07032

5 BUILDINGS | ± 451,518 SF | ±38.16 ACRES FOR LEASE



**SKI-N** ZONING

**30** MINUTES TO MIDTOWN MANHATTAN



CBRE

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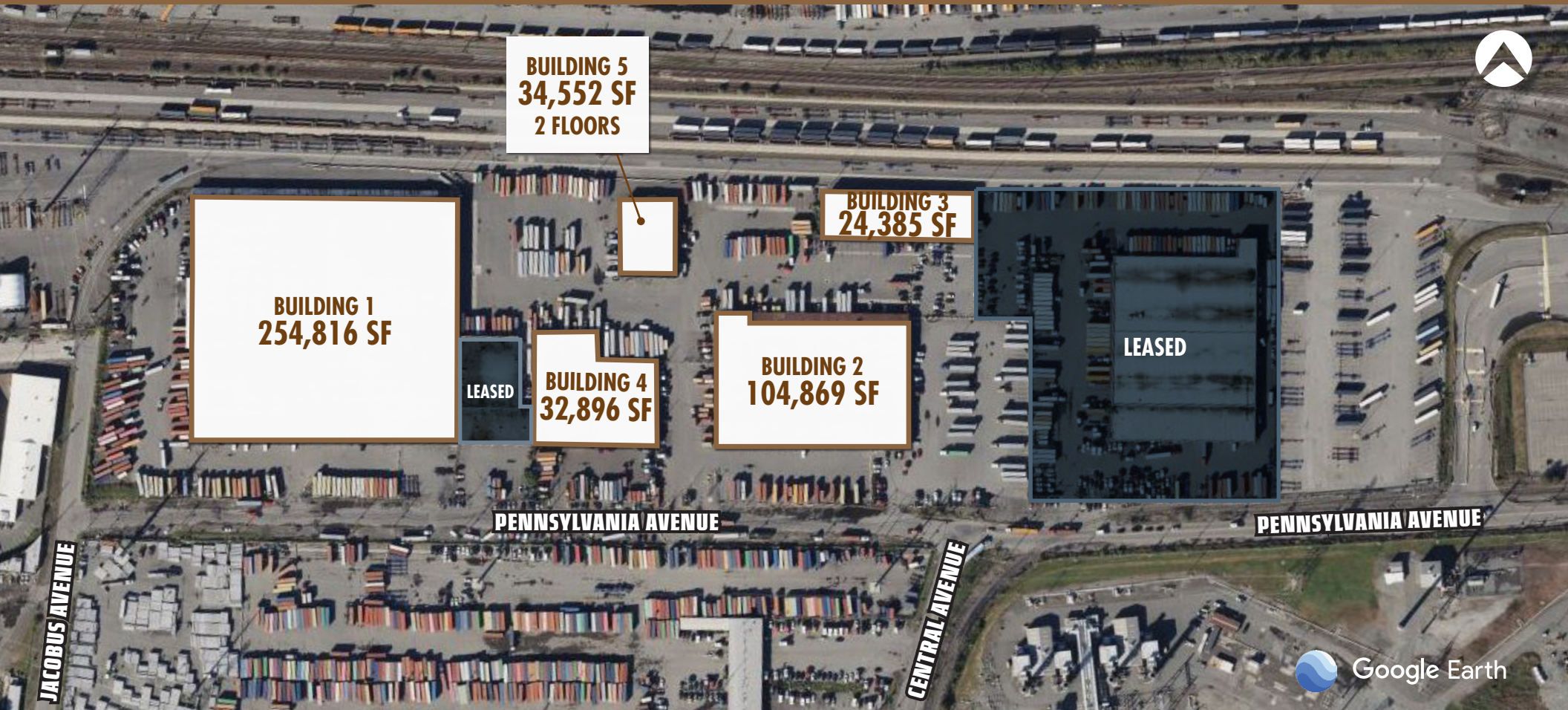
DELIVERING Q4 2025

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5 BUILDINGS | ± 451,518 SF | ±38.16 ACRES FOR LEASE



BUILDING 5  
34,552 SF  
2 FLOORS

BUILDING 1  
254,816 SF

BUILDING 3  
24,385 SF

LEASED

BUILDING 4  
32,896 SF

BUILDING 2  
104,869 SF

LEASED

PENNSYLVANIA AVENUE

PENNSYLVANIA AVENUE

JACOBUS AVENUE

CENTRAL AVENUE

Google Earth

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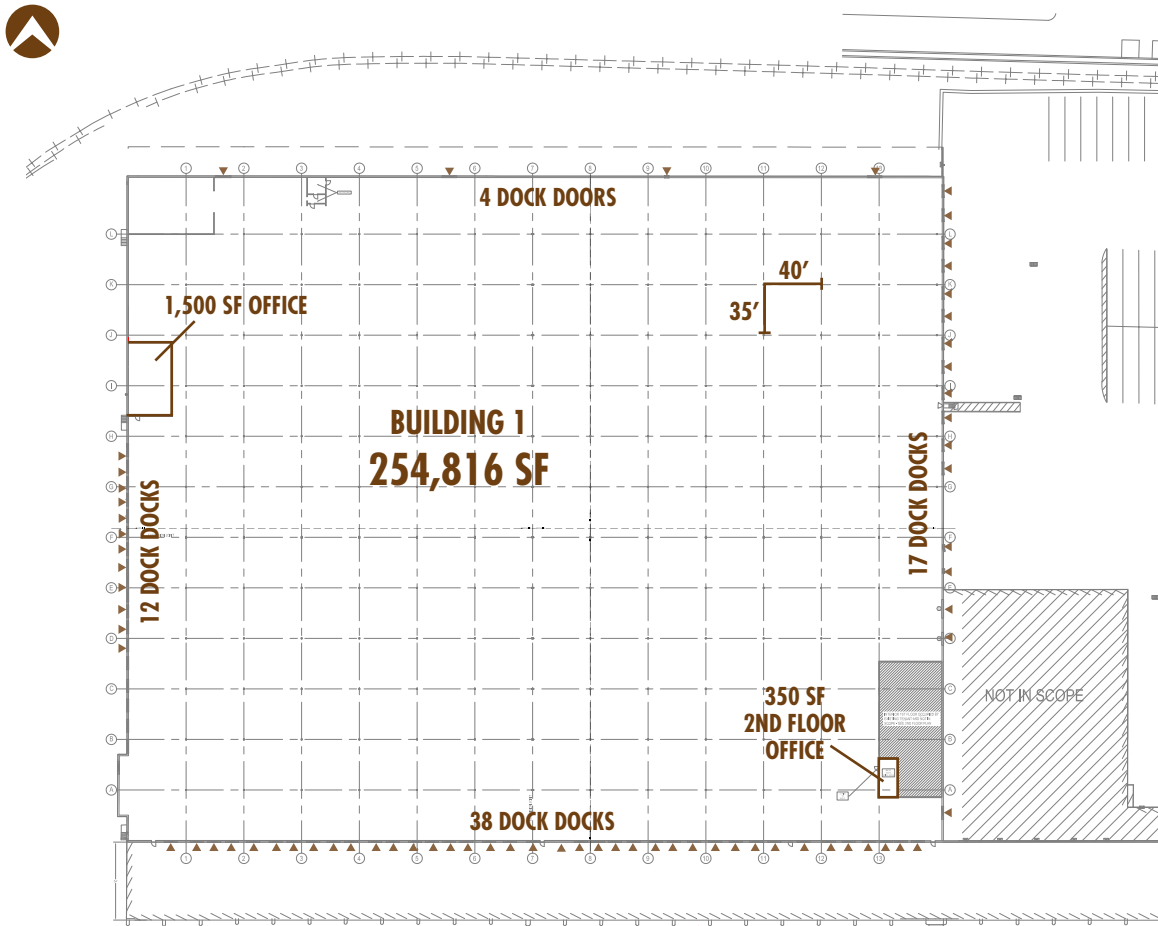
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## PENNSYLVANIA AVENUE

KEARNY, NJ 07032

### BUILDING 1 | 254,816 SF | DIVISIBLE



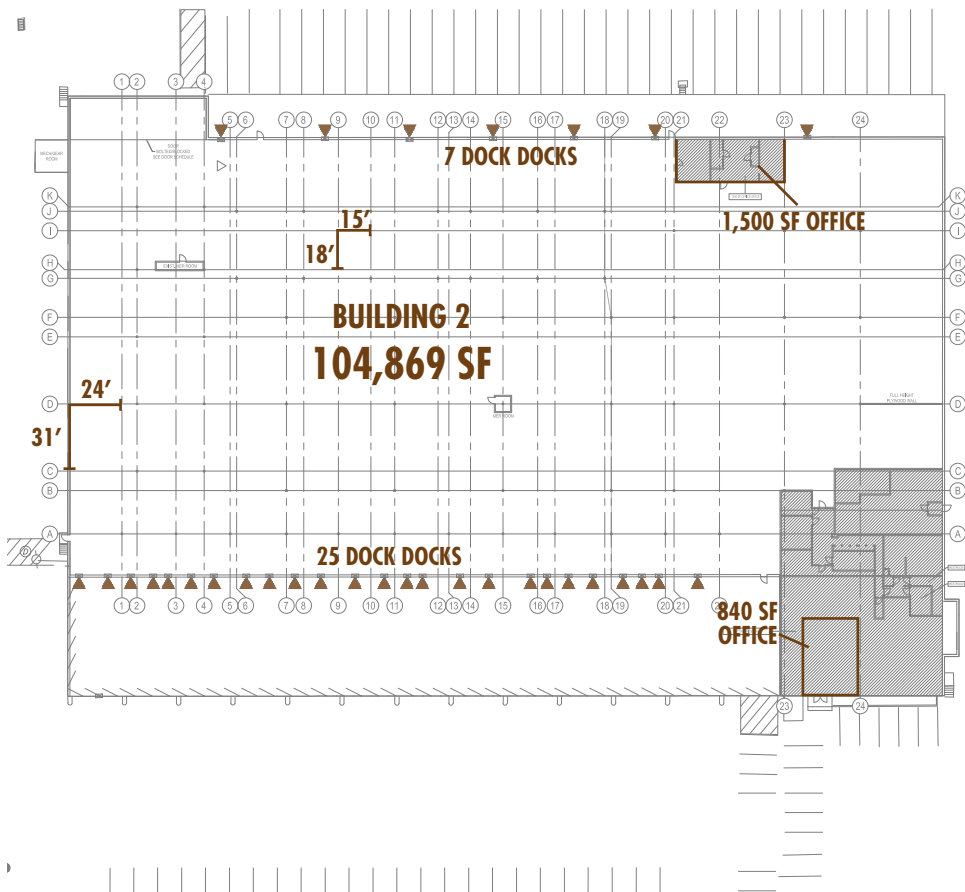
TOTAL BUILDING SF	254,816 SF
AVAILABLE SF	254,816 SF (DIVISIBLE)
WAREHOUSE SF	252,966 SF
OFFICE	1,850 SF
CLEAR HEIGHT	20'
COLUMN SPACING	35' X 40'
DOCK DOORS	71
DRIVE-IN DOORS	NONE
SPRINKLER	0.20-GPM /1,950 SF
LIGHTING	LED & MOTION SENSORS

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## PENNSYLVANIA AVENUE

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### BUILDING 2 | 104,869 SF



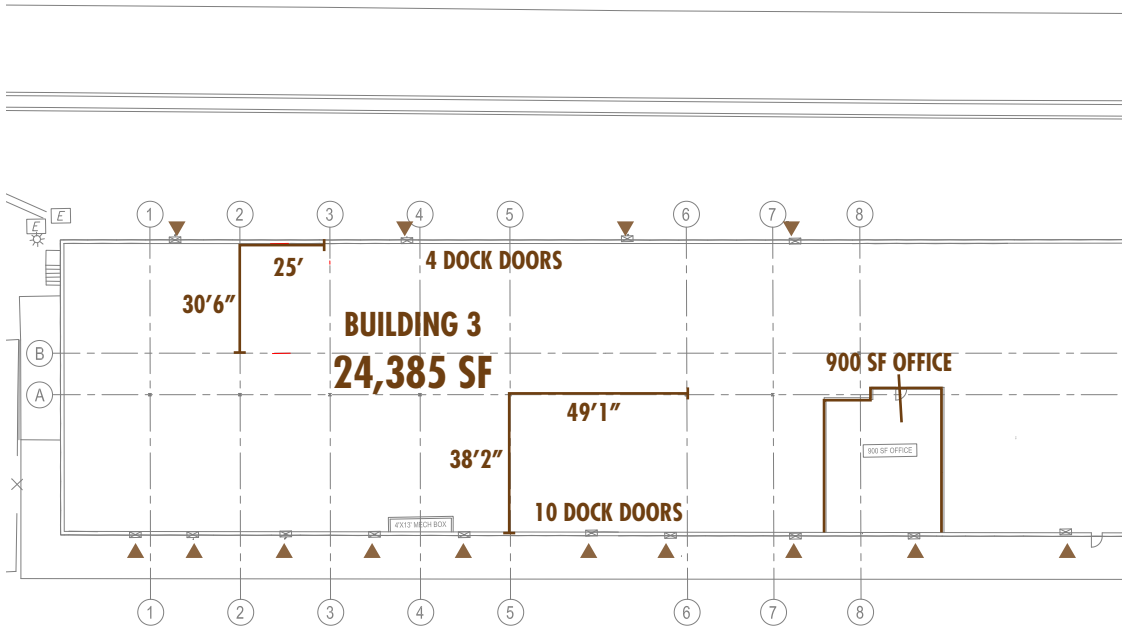
TOTAL BUILDING SF	104,869 SF
AVAILABLE SF	104,869 SF
WAREHOUSE SF	102,529 SF
OFFICE	2,340 SF
CLEAR HEIGHT	20'
COLUMN SPACING	31' X 24' / 18' X 15'
DOCK DOORS	32
DRIVE-IN DOORS	NONE
SPRINKLER	0.20-GPM /1,950 SF
LIGHTING	LED & MOTION SENSORS

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## PENNSYLVANIA AVENUE

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### BUILDING 3 | 24,385 SF



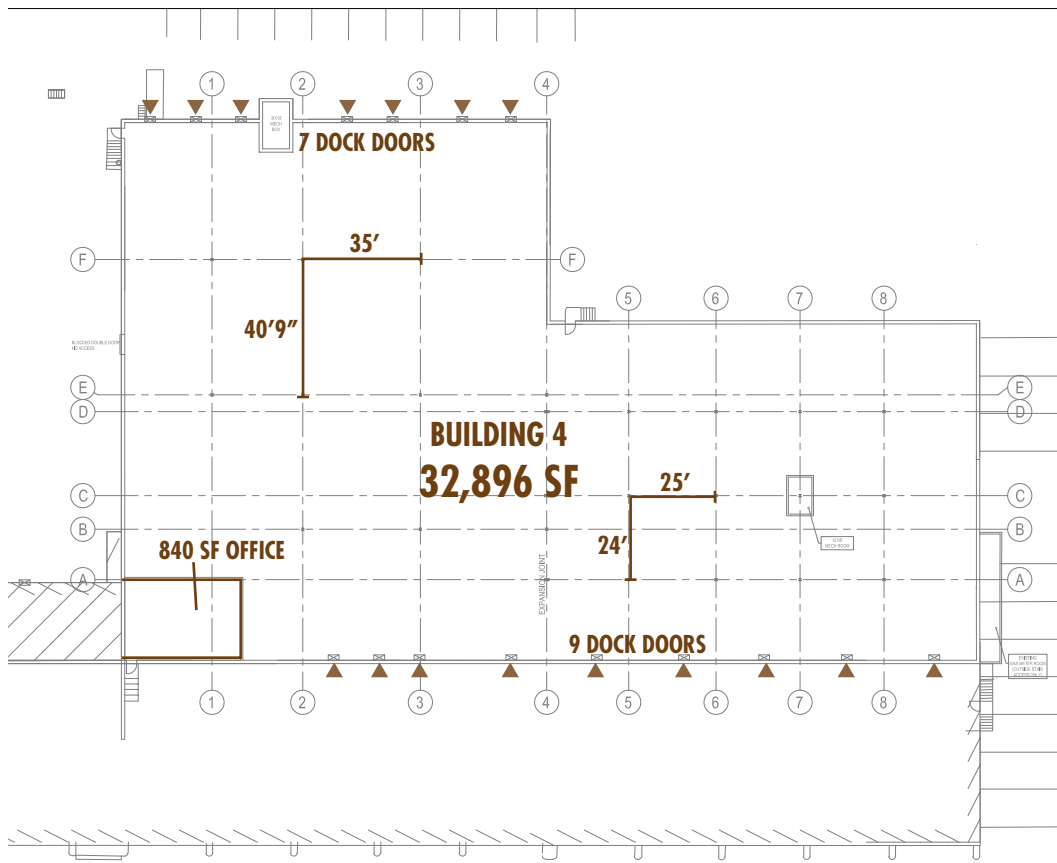
TOTAL BUILDING SF	24,385 SF
AVAILABLE SF	24,385 SF
WAREHOUSE SF	23,485 SF
OFFICE	900 SF
CLEAR HEIGHT	20'
COLUMN SPACING	30'6" X 25' / 38'2" X 49'1"
DOCK DOORS	14
DRIVE-IN DOORS	NONE
SPRINKLER	0.20-GPM /1,950 SF
LIGHTING	LED & MOTION SENSORS

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## PENNSYLVANIA AVENUE

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### BUILDING 4 | 32,896 SF



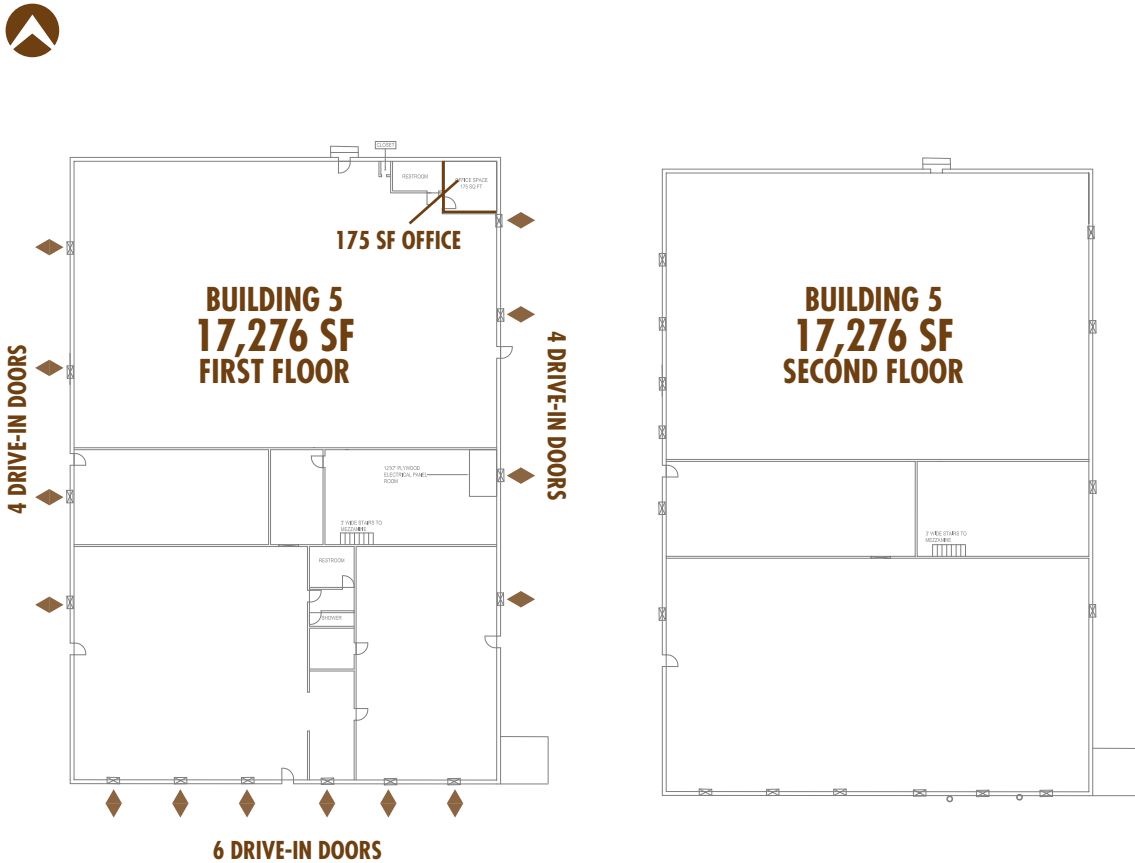
TOTAL BUILDING SF	32,896 SF
AVAILABLE SF	32,896 SF
WAREHOUSE SF	32,056 SF
OFFICE	840 SF
CLEAR HEIGHT	20'
COLUMN SPACING	40'9" / 24' X 25'
DOCK DOORS	16
DRIVE-IN DOORS	NONE
SPRINKLER	0.20-GPM / 1,950 SF
LIGHTING	FLUORESCENT 8-FT / T12S

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## PENNSYLVANIA AVENUE

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### BUILDING 5 | 34,552 SF ON 2 FLOORS



TOTAL BUILDING SF	34,552 SF
AVAILABLE SF	34,552 SF
SERVICE FLOOR SF	17,101 SF
OFFICE	175 SF
CLEAR HEIGHT	30'
COLUMN SPACING	VARIABLE
DOCK DOORS	NONE
DRIVE-IN DOORS	14
SPRINKLER	0.20-GPM / 1,950 SF
LIGHTING	FLUORESCENT 8-FT / T12S

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**6.3 MILES**

**NEWARK LIBERTY  
INT'L AIRPORT**

**7.5 MILES**

**PORTS ELIZABETH /  
NEWARK**

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**CBRE**



Black Equities

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