

FOR SUBLEASE

1 EASTERN ROAD (BUILDING 197)

KEARNY, NJ 07032



14,300 SF



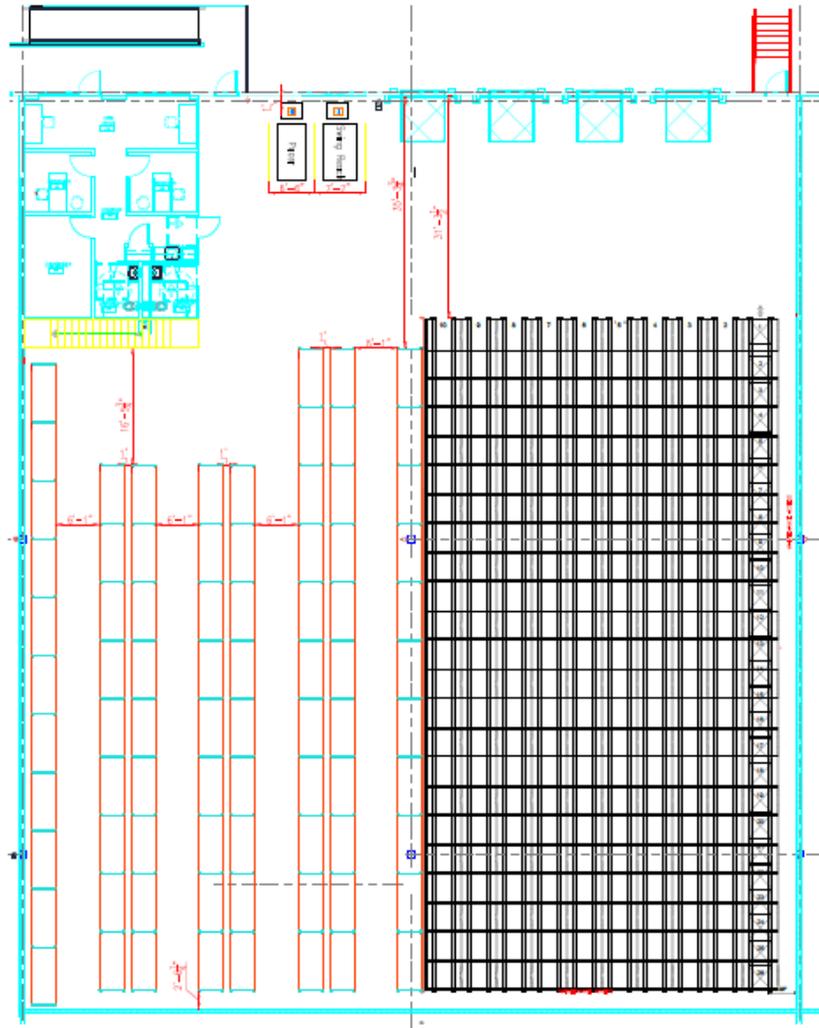
PROPERTY FEATURES

Modern state-of-the-art distribution facility in an Urban Enterprise Zone that is minutes from the NJ Ports and Newark Liberty Internal Airport. The property has direct access to Routes 1, 9, 7, 440, I-95 / NJ Turnpike, 287, and 78.

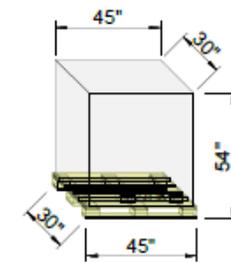


Building Size:	197,000 SF
Space Available:	14,300 SF
Office Area:	1,000 SF
Clear Height:	36'
Loading:	4 Loading Docks
Year Built:	2018
Sprinkler:	ESFR Sprinklers
Sublease Term:	Thru June 2030
Lease Rate:	Negotiable
Pallet Positions:	With All 48" Pallets: 1,560 Pallets With All CP5 Pallets: 2,160 Pallets

Warehouse Floor Plan



48" PALLET DIMENSIONS



CP5 PALLET DIMENSIONS

APPROVAL

Date: _____

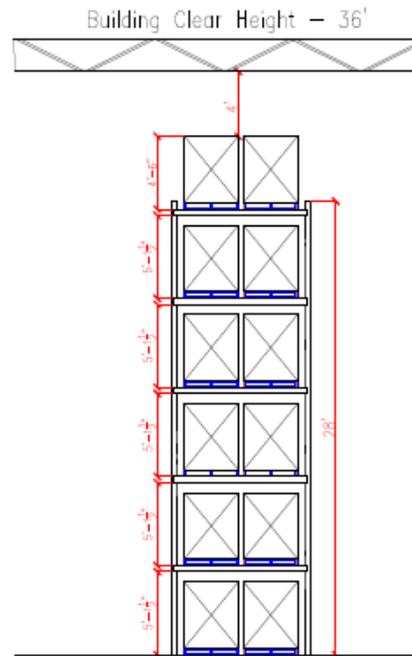
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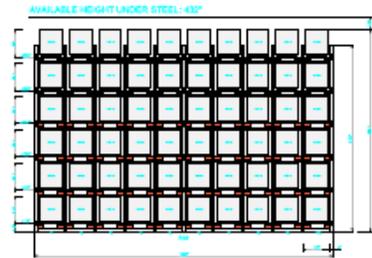
Approved As Drawn

Approved With Noted Changes

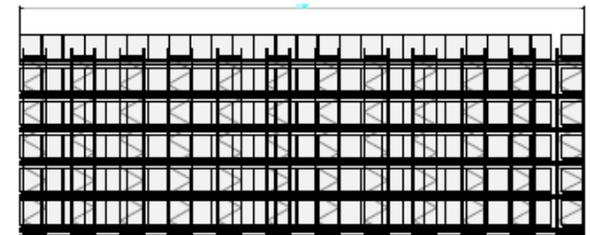
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Selective Profile 1
 TYP. Beam 4.5" x 96"
 TYP. Opening 81.5"
 TYP. Load 54"
 TYP. Lim. Off 7.5"

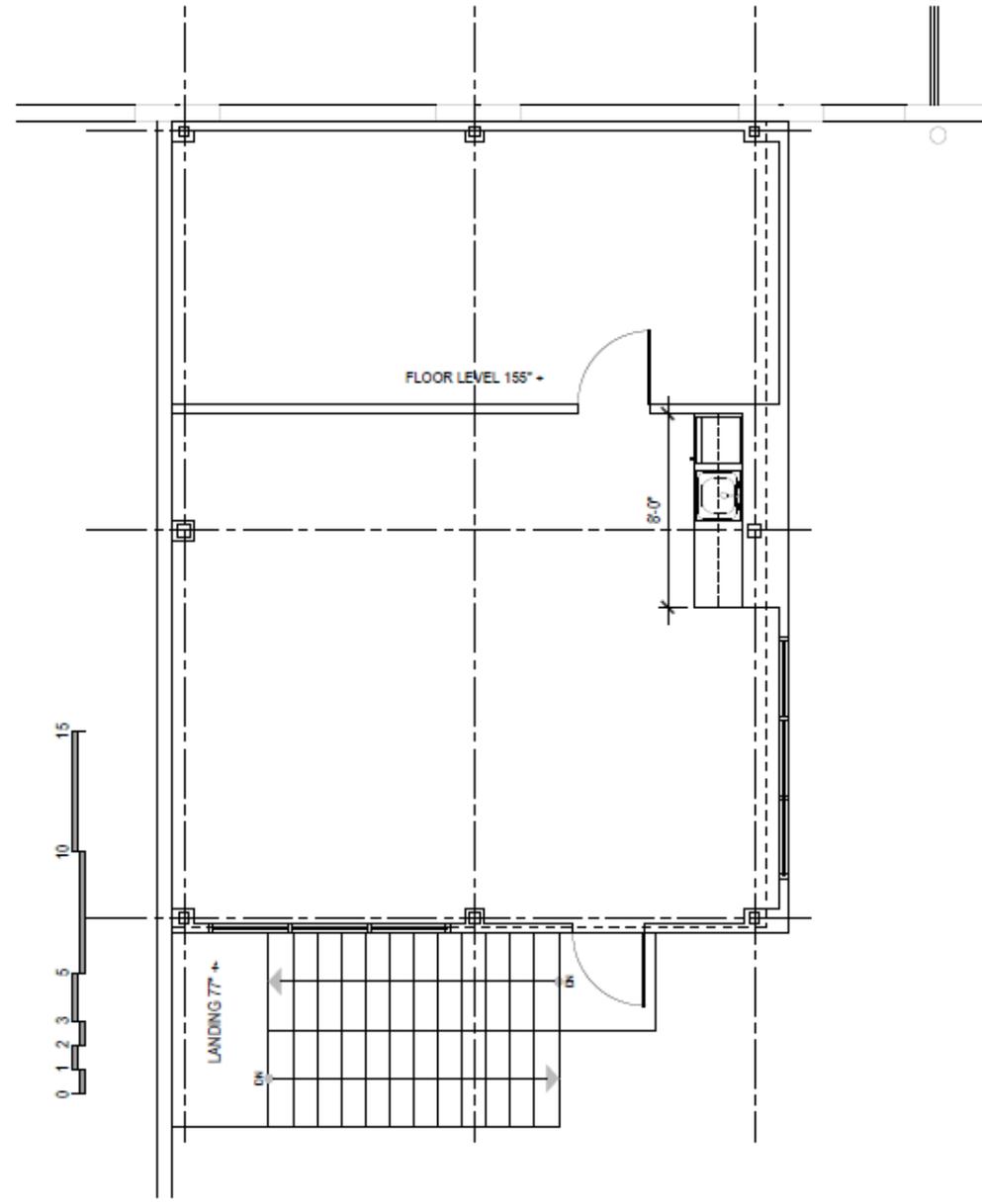
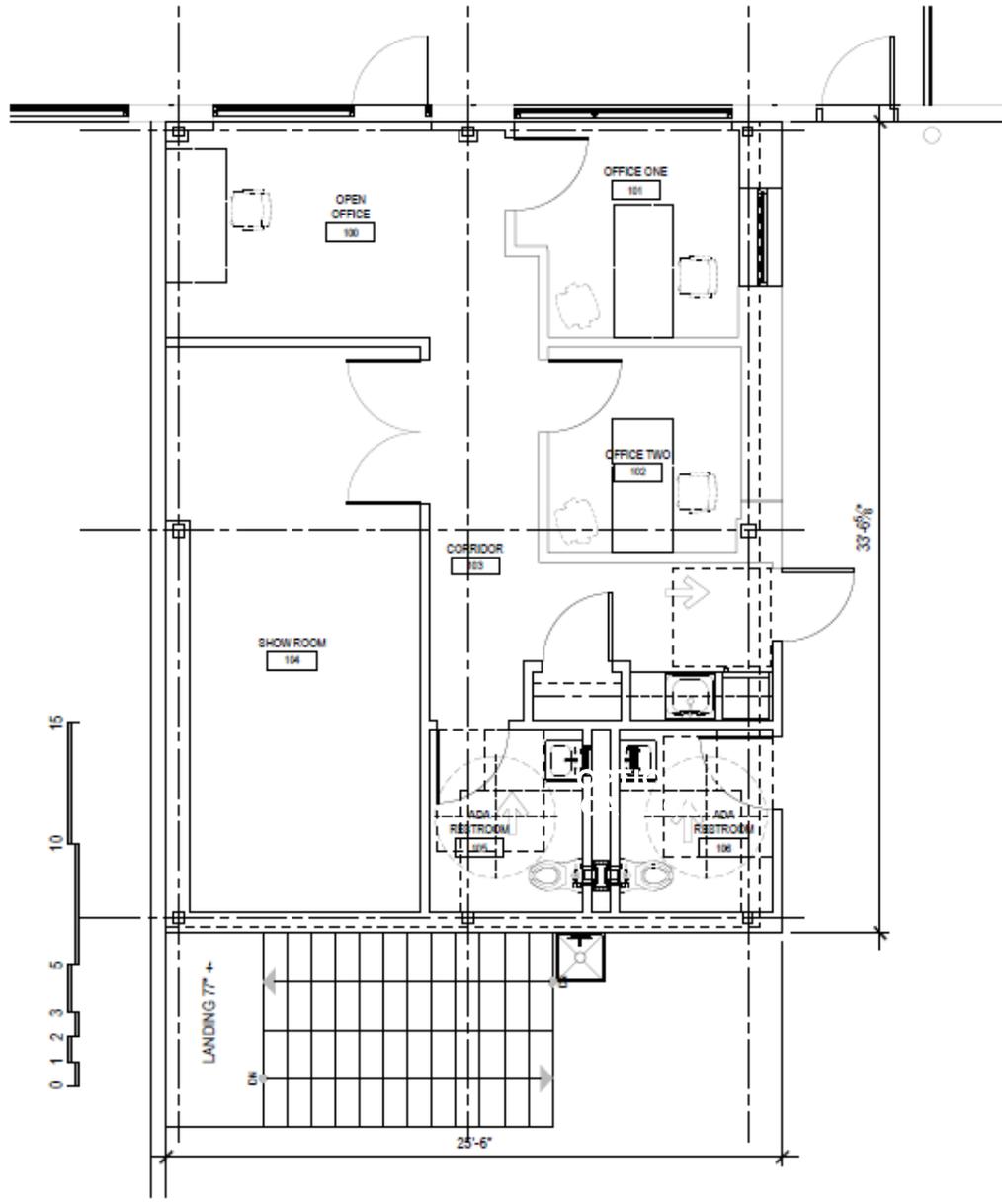


FRONT VIEW



SIDE VIEW

Office Floor Plan





CONTACT

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