

# KEARNY

## LOGISTICS CENTER

AVAILABLE IMMEDIATELY  
211,340 WAREHOUSE  DIVISIBLE



READY FOR OCCUPANCY  
936 Harrison Avenue | Kearny, New Jersey  
[KearnyLC.com](http://KearnyLC.com)



# REDEFINING LOGISTICS EXCELLENCE

Introducing Kearny Logistics Center, an innovative 211,340 SF warehouse situated in the northwestern corridor of Hudson County, New Jersey. Strategically positioned near I-280 and the New Jersey Turnpike (I-95), this premier property is perfectly positioned to meet the demanding last-mile delivery needs of the New York City metro area. Backed by a talented workforce and the capacity to cater to consumers spanning from Boston to Washington, D.C., KLC establishes itself as an industry leader in supply chain excellence and unparalleled logistics efficiency.

3,000 AMPs power

70' 8" deep reinforced concrete loading pad

7" 4,000 PSI fiber-reinforced slab

Building accent sconce lighting

EPDM Roof with 20-year warranty

Brick inlay concrete wall panels

Two-story glass storefront office entrance

Abundant natural light from large, warehouse windowscapes

Bio-retention basins throughout property

Secured site



# SITE PLAN

## BUILDING SPECIFICATIONS

TOTAL BUILDING SIZE  
**211,340 SF (divisible)**

OFFICE AREA  
**4,240 SF**

LOT SIZE  
**17 Acres**

BUILDING TYPE  
**Single story  
distribution center**

DIMENSIONS  
**295.3' x 701.2' x  
291.2' x 750.3'**

CLEAR HEIGHT  
**38'**

COLUMN SPACING  
**56' x 53'**

POWER  
**3,000 Amps @ 480 Volts**

PARKING  
**63 trailer / 251 car**

OR

FLEET/TRAILER PARKING  
**+/- 2.0 acres**

LOADING DOCKS  
**41**

DRIVE-IN DOORS  
**Upon request**

TRUCK COURT  
**Overall depth of 130' 3"  
with 70' deep  
concrete apron**





## TWO TENANT

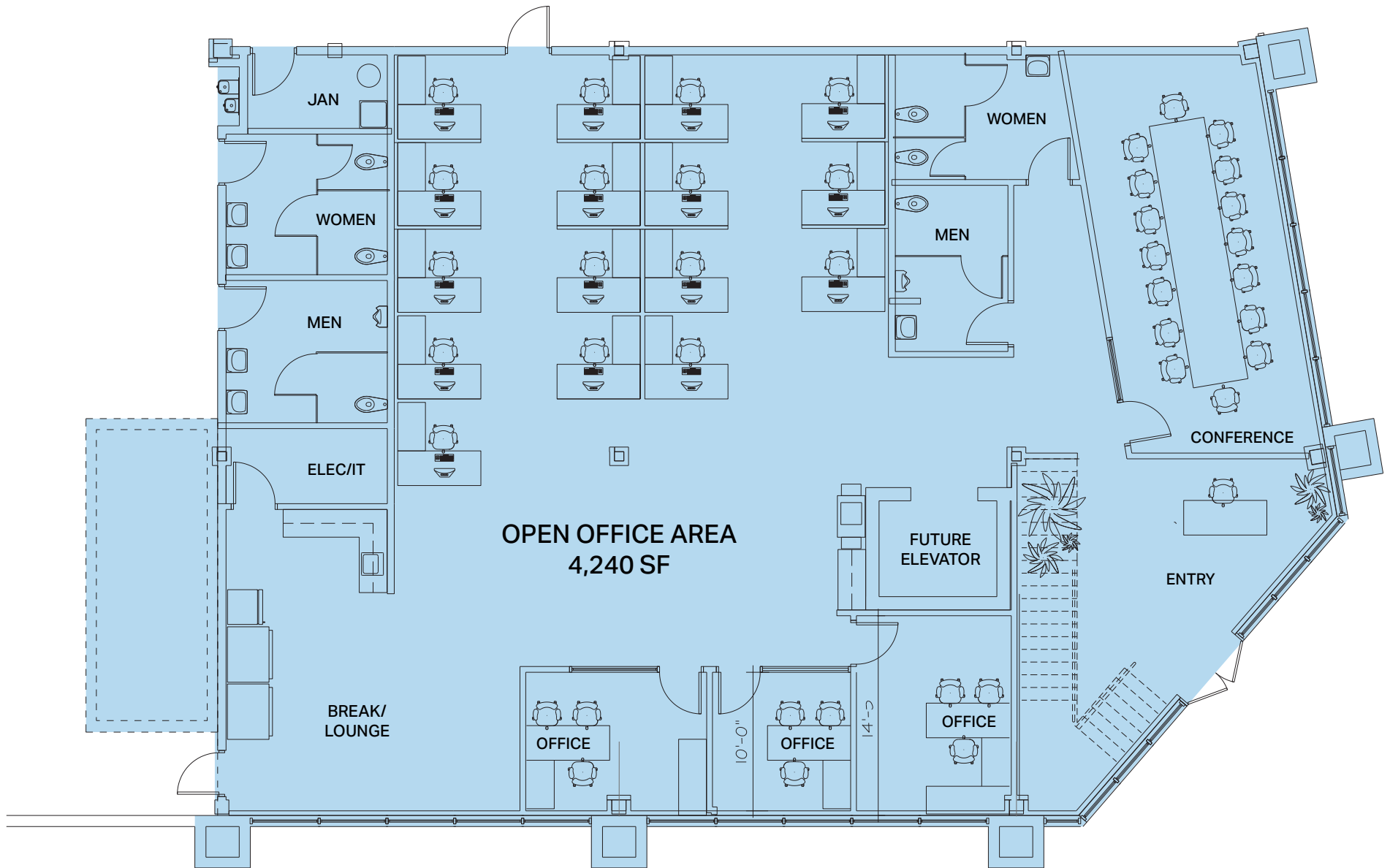
# VERSATILE DEMISED FLOORPLANS

Kearny Logistics Center offers unparalleled adaptability, catering to businesses of all scales by providing a comprehensive range of solutions tailored to your specific requirements. From expansive full-building occupancy to more modest configurations, our versatile floorplan options seamlessly accommodate your unique needs.





# OFFICE PLAN



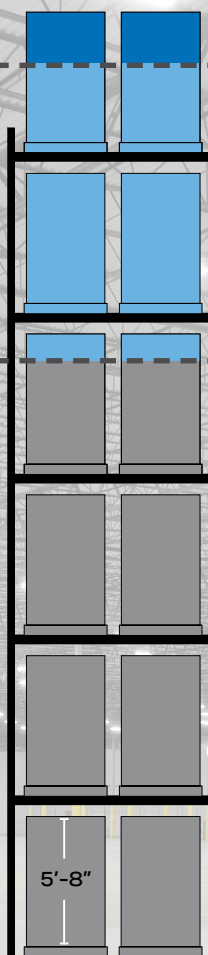


# ELEVATED EFFICIENCY THROUGH STORAGE POTENTIAL

**38'**  
CLEAR

**32'**  
CLEAR

**24'**  
CLEAR



8,044,600  
CUBIC FEET

**19%**  
MORE  
STORAGE

23,946  
PALLETs

**21%**  
MORE  
PALLETs

6,774,400  
CUBIC FEET

**58%**  
MORE  
STORAGE

19,844  
PALLETs

**75%**  
MORE  
PALLETs

5,080,800  
CUBIC FEET

13,691  
PALLETs





# DIVERSE LABOR SUPPLY



## WAREHOUSE LABOR

10 MILES	15 MILES	20 MILES
128,812	253,404	336,021

## TOTAL LABOR FORCE

10 MILES	15 MILES	20 MILES
2,131,111	4,948,710	6,514,155

## WAREHOUSE MEDIAN HOURLY SALARY

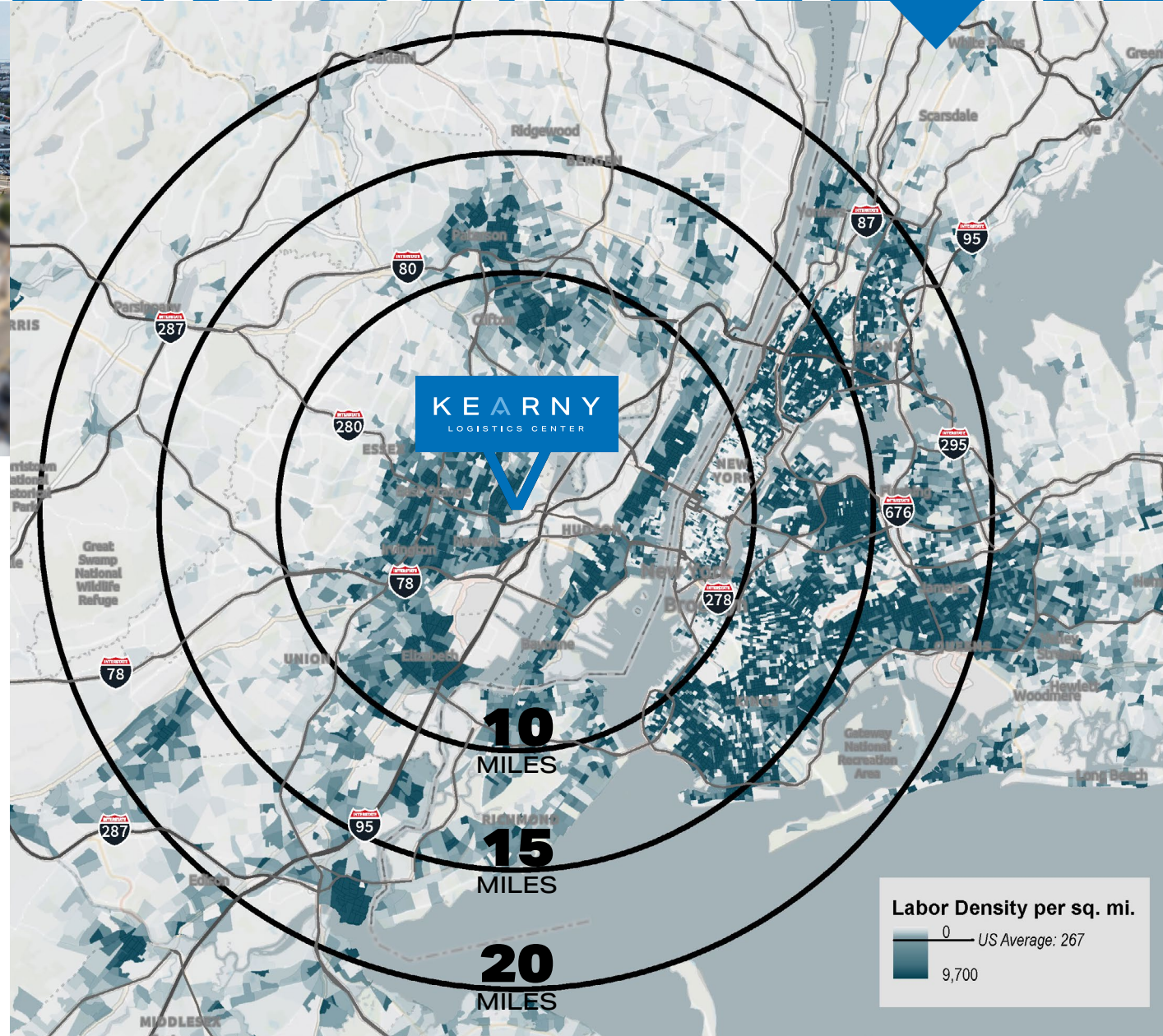
(NATIONAL MEDIAN IS \$19.52)

10 MILES	15 MILES	20 MILES
\$22.07	\$21.51	\$21.28

## UNEMPLOYMENT RATE

(US IS 4.3%, JULY 2024)

10 MILES	15 MILES	20 MILES
4.7%	5.7%	5.8%







# UNPARALLELED CONNECTIVITY

Kearny Logistics Center provides unrivaled connectivity through its direct proximity to major transportation arteries, such as I-280 and the New Jersey Turnpike (I-95). Strategically positioned, KLC seamlessly connects to vital transport hubs including Port Newark/Elizabeth and Port New York New Jersey, as well as the bustling New York Metropolitan Area. This exceptional location makes it a prime destination for forward-thinking businesses seeking convenient accessibility.



KEARNY  
LOGISTICS CENTER

Exit 15W

# CORPORATE NEIGHBORS

FedEx

WANG GLOBALNET

HADDA'S

amazon

PEPSI

amazon

macys

GOYA

ups

WHO BUY  
W.B. MASON

R  
T  
R

NRS

INTERSTATE  
95

FedEx

GOYA

UNITED STATES  
POSTAL SERVICE

J.B. HUNT

DB SCHENKER

CVS

CSX  
TRANSPORTATION

UNITED STATES  
POSTAL SERVICE

fabuwood

HELLO FRESH

Wakefern  
FOOD CORP.

IRON MOUNTAIN

1-9

1-9  
TRUCK

1-9

amazon

1-9

ImperialDade

HARBOR FREIGHT LKQ  
Keeping you moving

FedEx

Lineage

amazon

FedEx

SALA

NTRANSIT  
The Way To Go

amazon

KearnyLC.com

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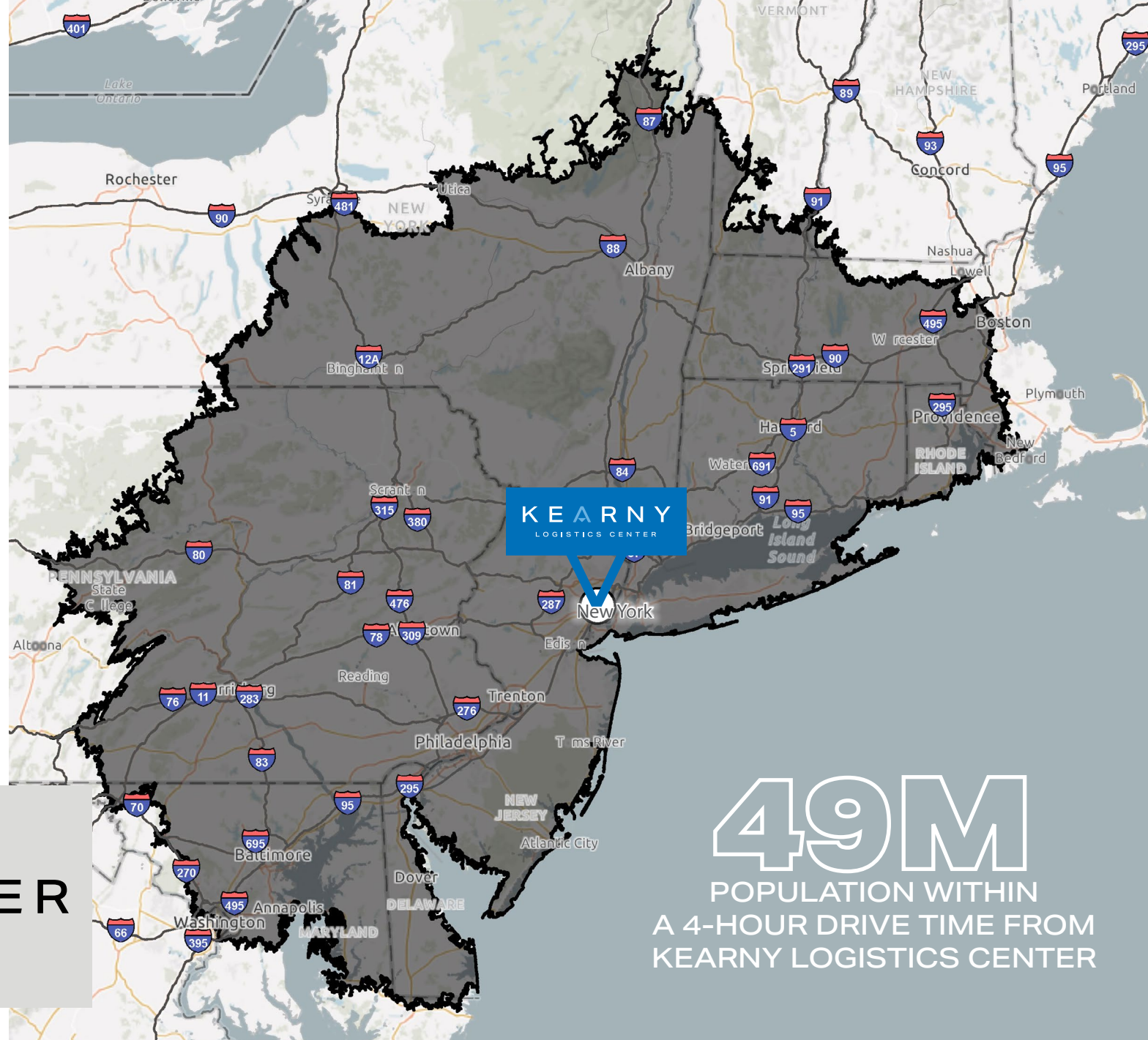




# AMENITIES



# PREMIER NYC/NJ LOCATION SERVING BOSTON TO WASHINGTON CORRIDOR



## VAST CONSUMER REACH

**49M**  
POPULATION WITHIN  
A 4-HOUR DRIVE TIME FROM  
KEARNY LOGISTICS CENTER



