

# KEARNY

## LOGISTICS CENTER

AVAILABLE IMMEDIATELY  
211,340 WAREHOUSE ▲ DIVISIBLE



# 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.



# 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





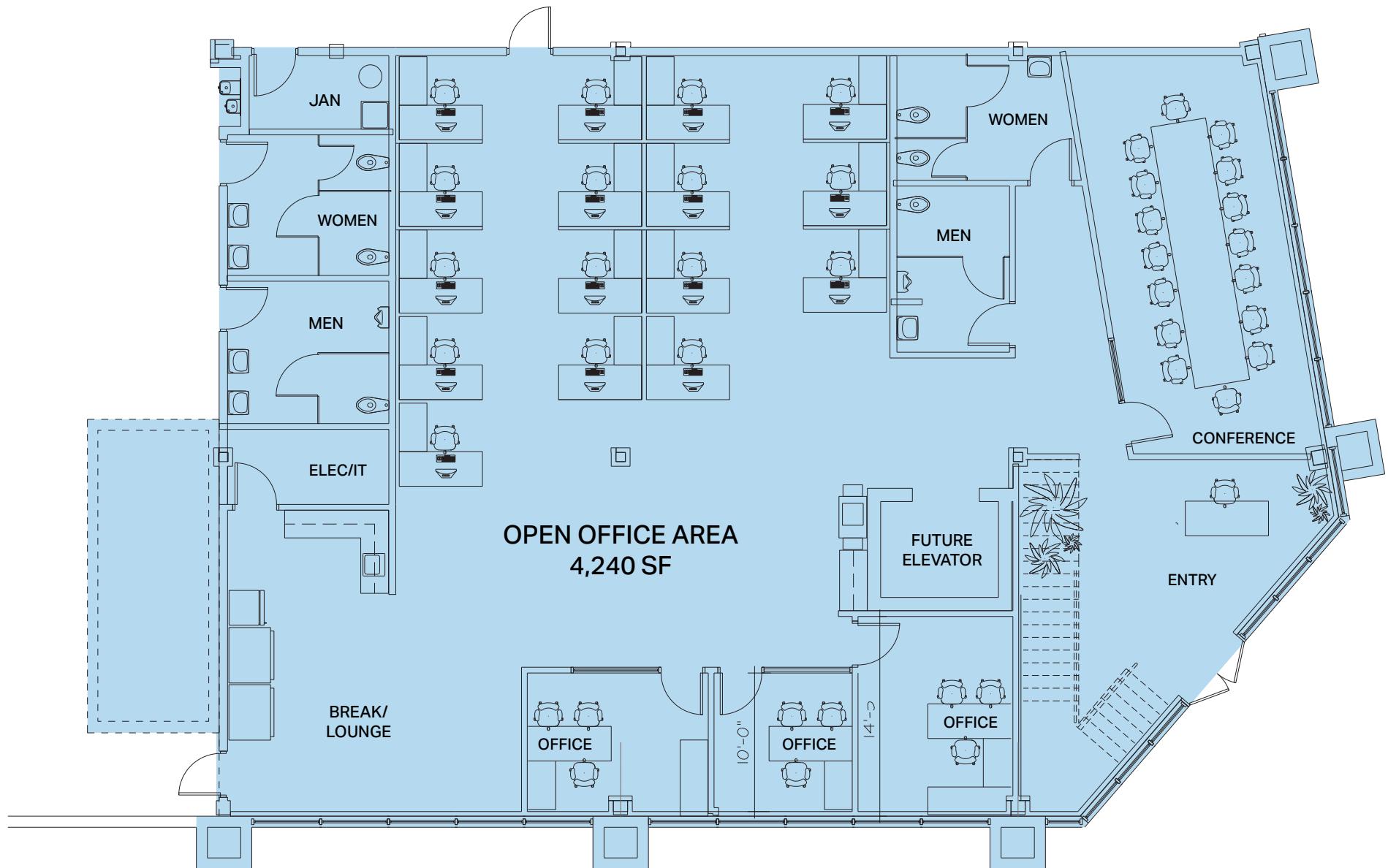
TWO TENANT

## VERSATILE DEMISED FLOORPLANS

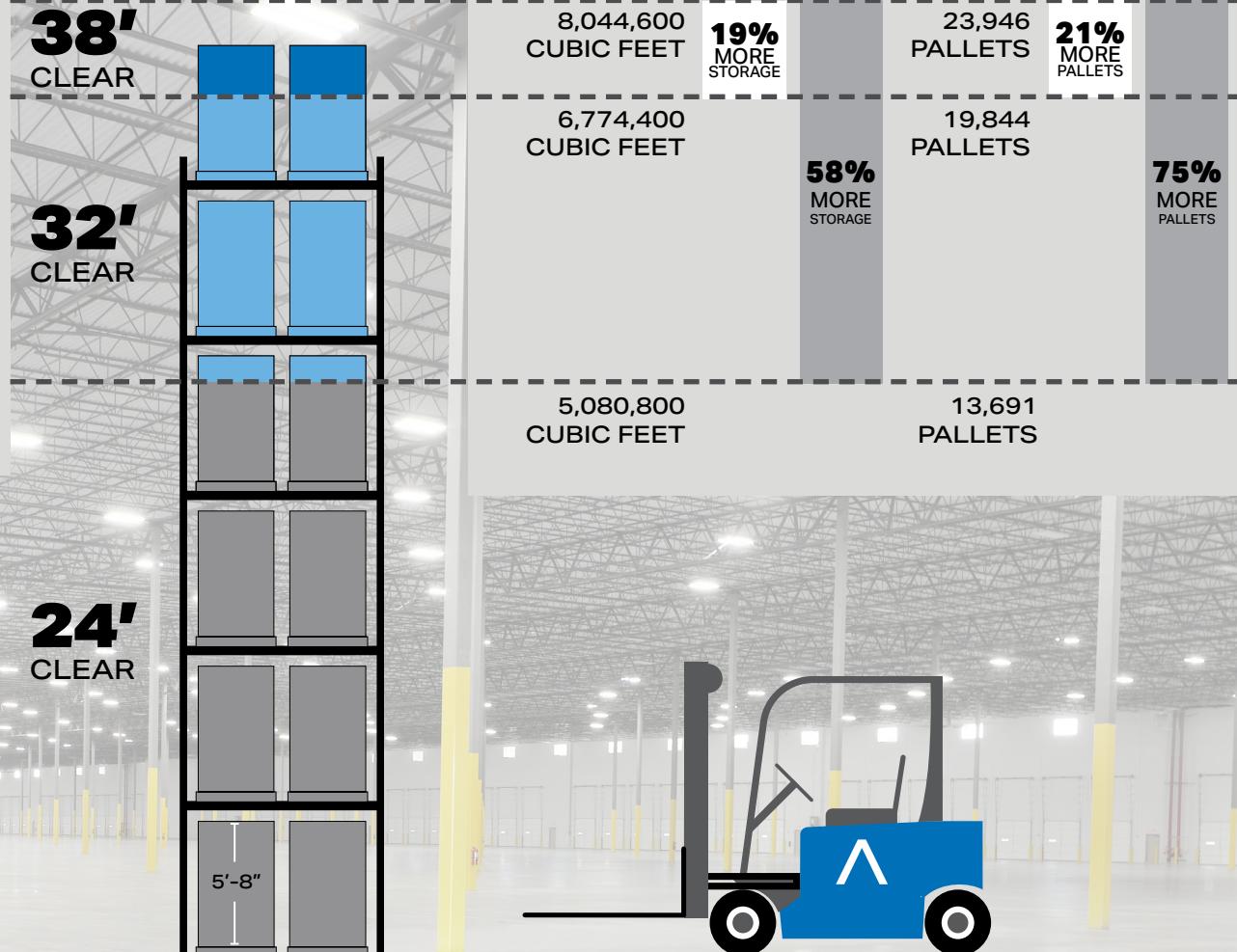
Kearny Logistics Center offers unparalleled adaptability, catering to businesses of all scales by providing a comprehensive range of solutions tailored to your specific requirements. From expansive full-building occupancy to more modest configurations, our versatile floorplan options seamlessly accommodate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



# OFFICE PLAN



# ELEVATED EFFICIENCY THROUGH STORAGE POTENTIAL



# 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

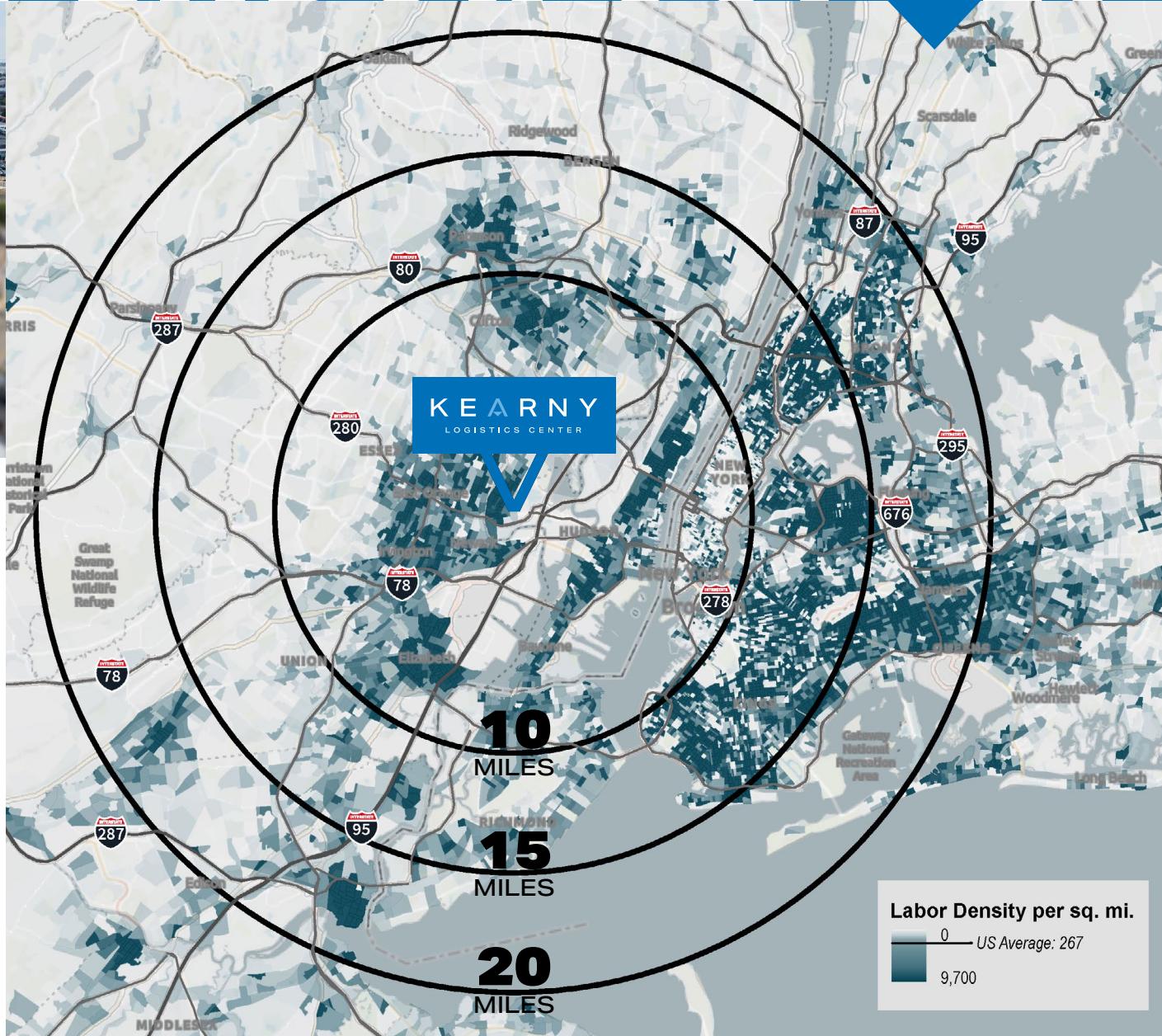
(NATIONAL MEDIAN IS \$19.52)

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.

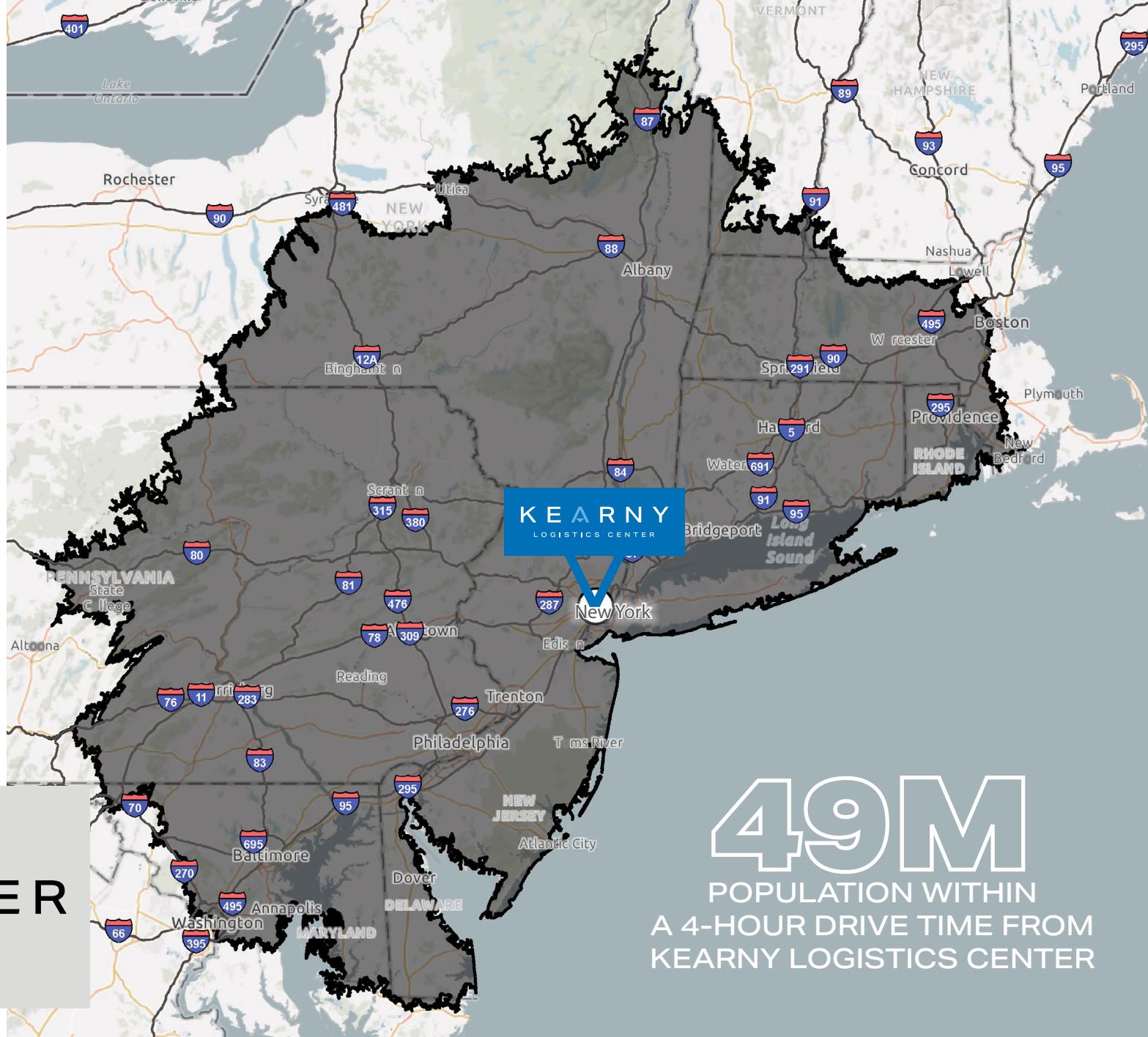


# CORPORATE NEIGHBORS

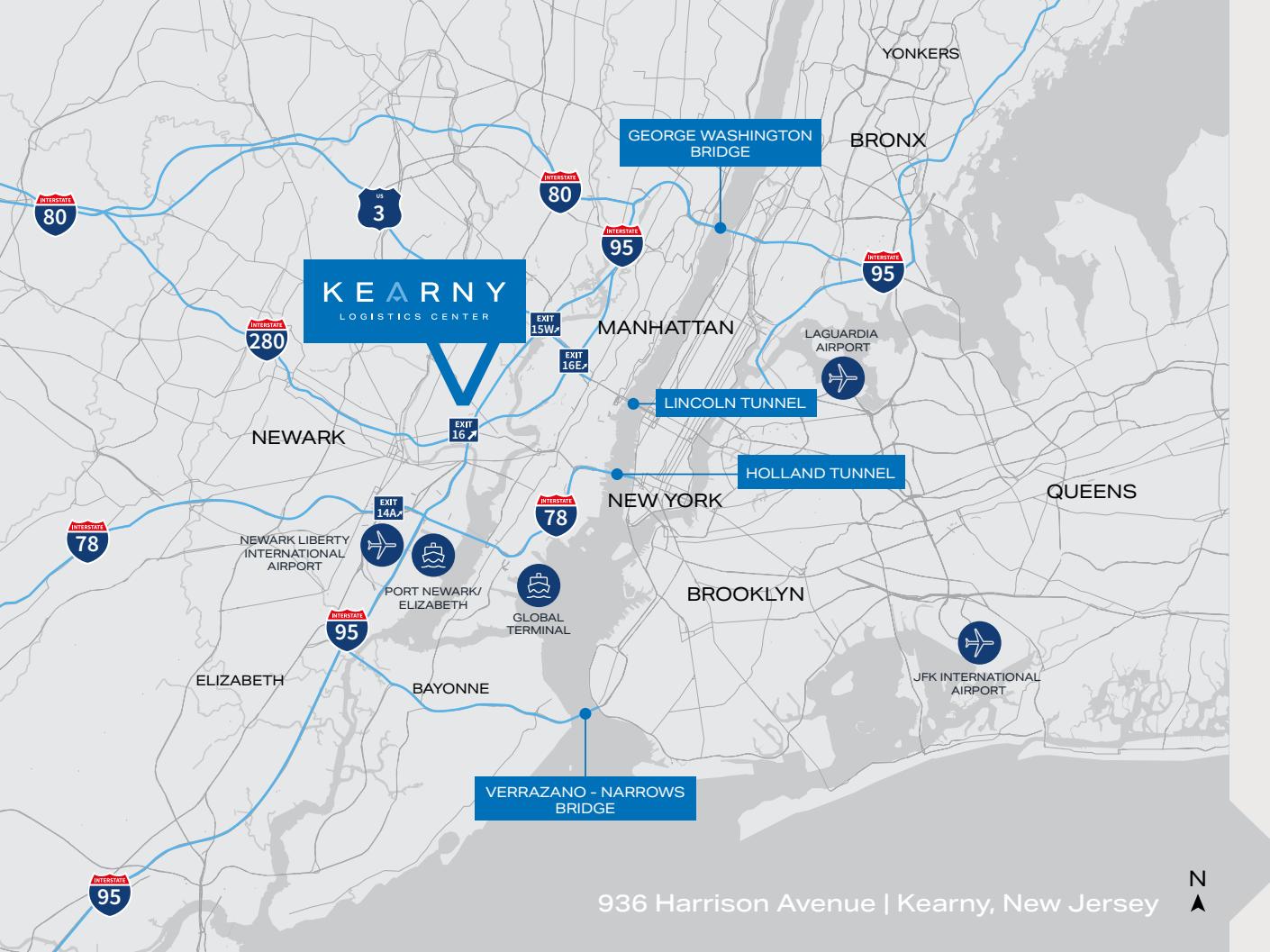


# AMENITIES

**PREMIER**  
NYC/NJ LOCATION  
SERVING BOSTON  
TO WASHINGTON  
CORRIDOR



VAST  
CONSUMER  
REACH



## DRIVING DISTANCES

NEWARK AIRPORT	7.5 Miles
PORT NEWARK/ELIZABETH	7.7 Miles
GLOBAL TERMINAL	9.3 Miles
I-280	1.2 Miles
NJ TURNPIKE (I-95)	2.4 Miles
I-78	6 Miles
RT 3	7.5 Miles
I-80	13.2 Miles
HOLLAND TUNNEL	6.6 Miles
LINCOLN TUNNEL	9.1 Miles
GEORGE WASHINGTON BRIDGE	16.4 Miles

## LOCAL TRANSIT

HARRISON, NJ	1.4 Miles
NEWARK BROAD ST., NJ	2.1 Miles
NEWARK/PENN STATION, NJ	2.2 Miles
NJ TRANSIT, BUS #40	0.6 Miles

**Robert  
Kossar**

+1 201 528 4444  
rob.kossar@jll.com

**David  
Knee**

+1 201 528 4440  
david.knee@jll.com

**Leslie  
Lanne**

+1 732 357 7583  
leslie.lanne@jll.com

**Ignatius  
Armenia**

+1 201 528 4419  
ignatius.armenia@jll.com

**Ryan  
Milanaik**

+1 973 647 9946  
ryan.milanaik@jll.com

**Douglas  
Rodenstein**

+1 617 893 0202  
douglas.rodenstein@jll.com

**Seth  
Geldzahler**

+1 201 404 5418  
seth.geldzahler@jll.com

**Chris  
Hile**

+1 201 528 4416  
chris.hile@jll.com



Jones Lang LaSalle Brokerage, Inc.  
A licensed real estate broker  
1 Meadowlands Plaza, Suite 804 | East Rutherford, NJ 07073  
+1 201 528 4400 (main)  
jll.com/new-jersey



KearnyLC.com

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025, Jones Lang LaSalle IP, Inc. All rights reserved.

