

# 1100 Newark Turnpike

## OPTIMAL IOS SITE IN KEARNY, NEW JERSEY 07032

Immediate access to Newark Turnpike and Route 1 & 9 and proximate to Port Newark/Elizabeth.  
Acreage can be divided to-suit.

### Features

Call for Pricing

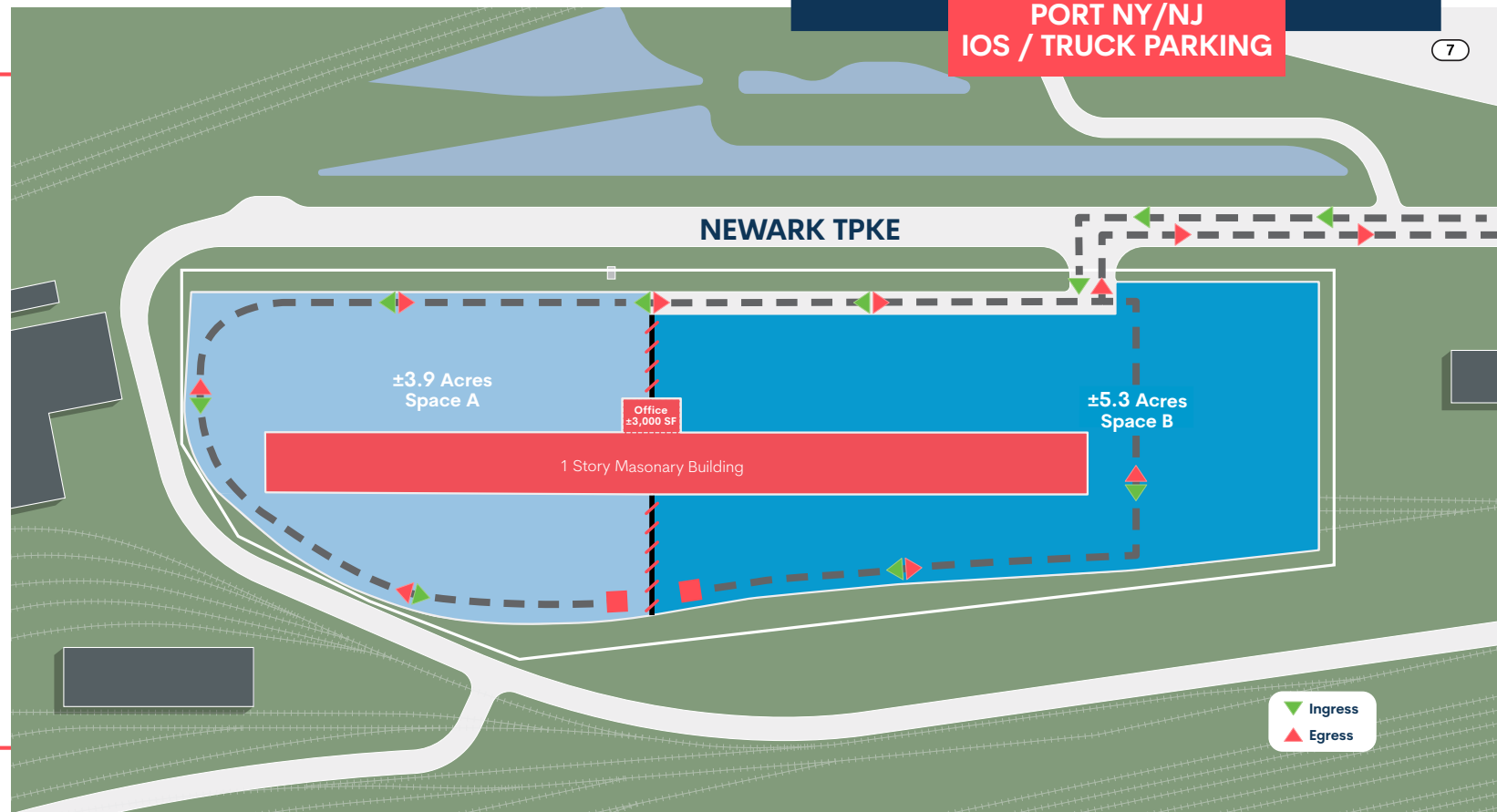
Optimal IOS Site

Immediate access to  
Newark Turnpike and  
Route 1 & 9

Proximate to Port  
Newark/Elizabeth

Divisible

Located in **Foreign  
Trade Zone 49**  
(FTZ 49) [panynj.gov](http://panynj.gov)  
and **Urban Enterprise  
Zone (UEZ)** [kearnyUEZ](http://kearnyUEZ)



IOS / TRUCK  
PARKING

±9.3 (DIVISIBLE)  
TOTAL ACRES

Truck/Trailer  
PARKING

±56,700 sq. ft.  
TOTAL BUILDING SQ. FT.

±3,000 sq. ft.  
OFFICE

55  
DOCK DOORS

2024  
YEAR RENOVATED

PORT NY/NJ  
IOS / TRUCK PARKING

NEWARK TPKE

±3.9 Acres  
Space A

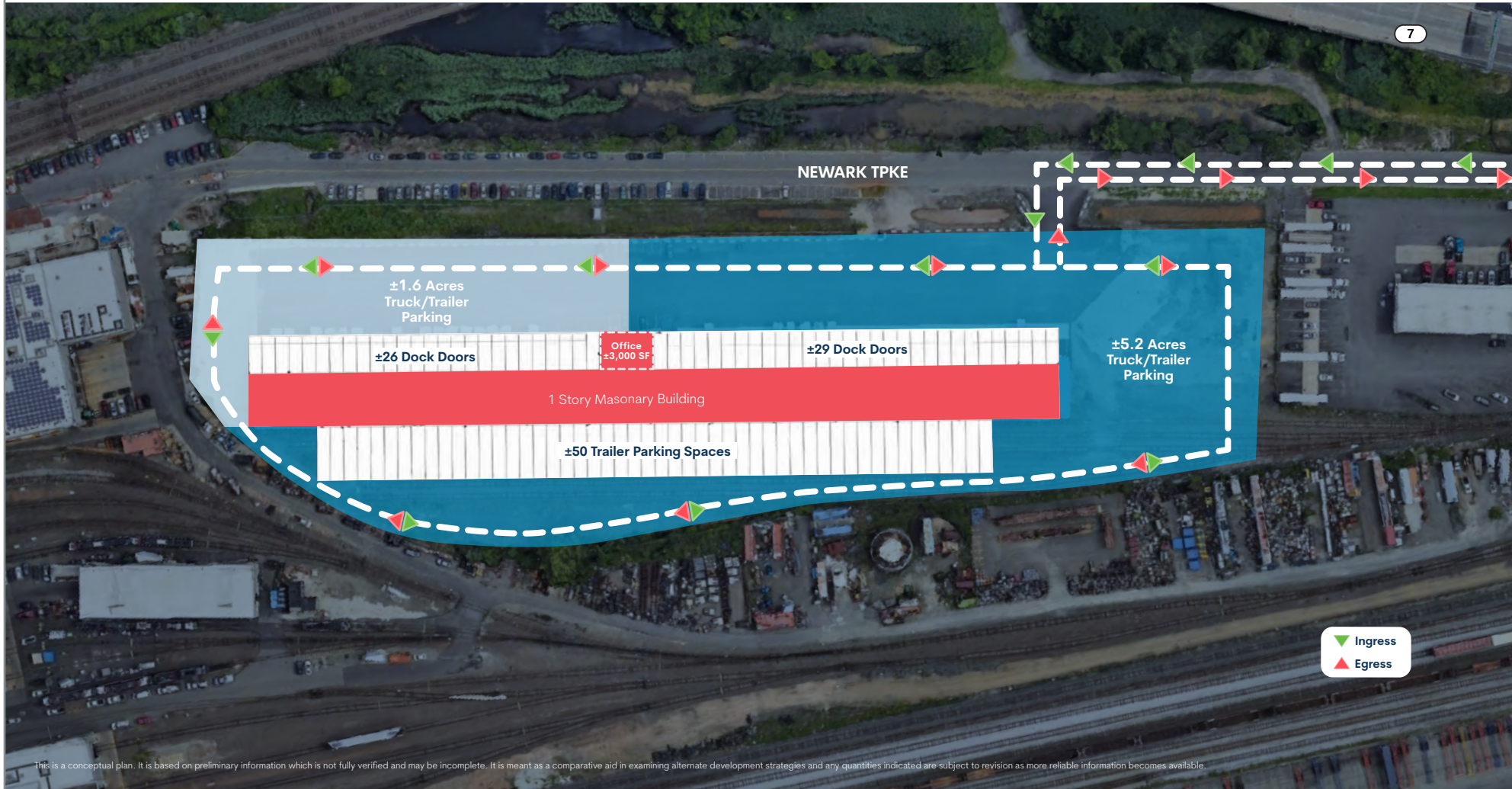
Office  
±8,000 SF

1 Story Masonary Building

±5.3 Acres  
Space B

▼ Ingress  
▲ Egress

# Alternate Site Plan - Truck Terminal



**±15'**  
Clear Height

**10'x10'**  
Dock High Doors

**±55**  
# of Dock High Doors

**±9.3**  
Acres







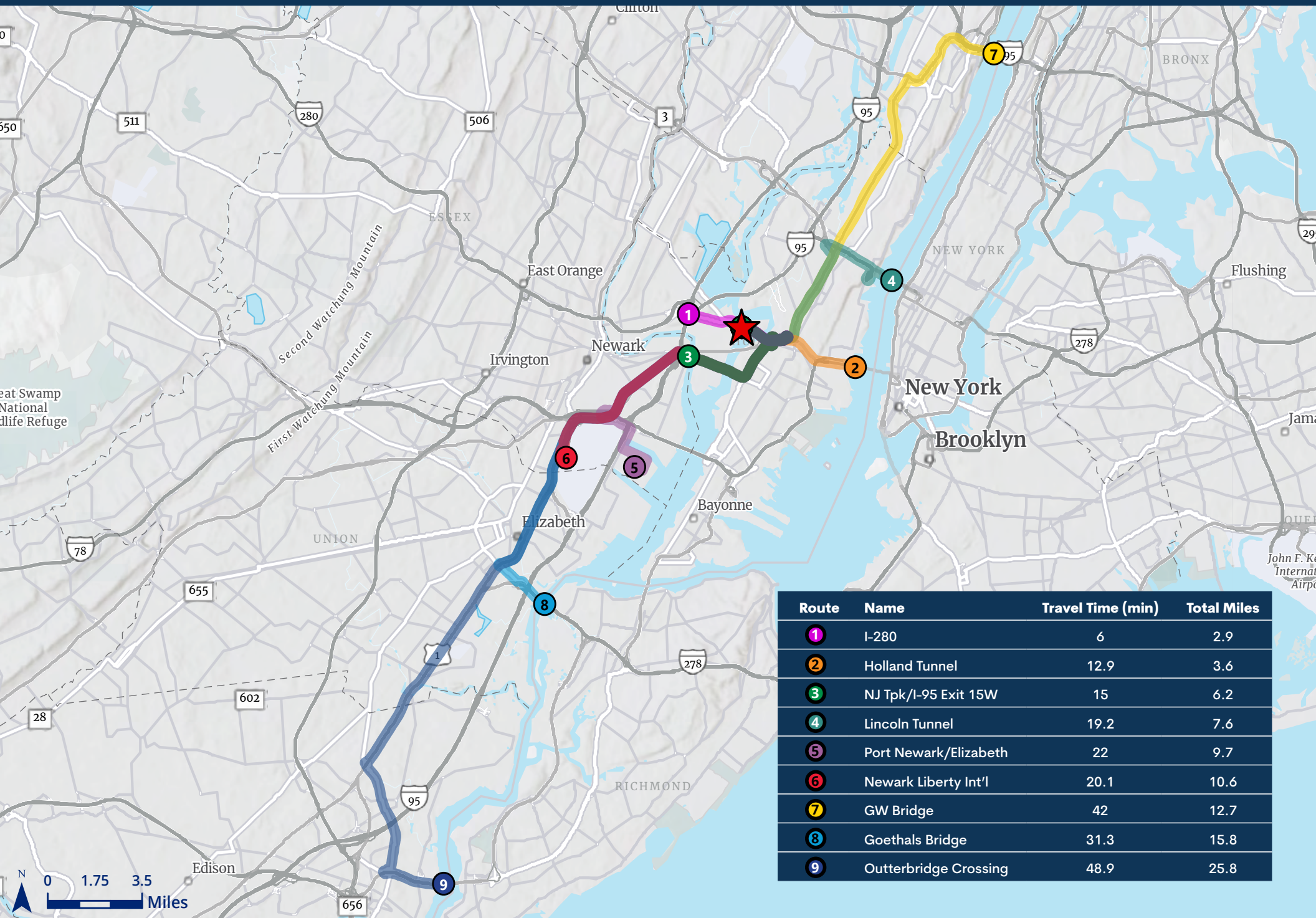






# Area Map & Key Distances

Brookfield  
Properties



Route	Name	Travel Time (min)	Total Miles
1	I-280	6	2.9
2	Holland Tunnel	12.9	3.6
3	NJ Tpk/I-95 Exit 15W	15	6.2
4	Lincoln Tunnel	19.2	7.6
5	Port Newark/Elizabeth	22	9.7
6	Newark Liberty Int'l	20.1	10.6
7	GW Bridge	42	12.7
8	Goethals Bridge	31.3	15.8
9	Outerbridge Crossing	48.9	25.8

## WHO WE ARE

# More than a landlord. A partner.

As an operator of logistics properties on five continents, we have an unmatched perspective on what sits at the crossroads of innovation and distribution. It's this insight that gives us the ability to deliver time and again hubs of commerce that connect people and goods sustainably and efficiently.

## 78M+

square feet of logistics space

## 400+

warehouse, distribution and cold storage properties

## 56M+

square foot development pipeline



### Tailored to your needs

No matter your requirements, we build to the highest standards, delivering novel, efficiency-focused solutions



### Making sustainability a reality

Sustainability isn't just a buzzword. It's a commitment to be carbon neutral by 2050 advanced by a breadth of initiatives including LEED-certified design, solar-ready roofs, and low carbon building materials.



### The Brookfield advantage

Our Brookfield global network offers a wealth of advantages – from investments in emerging technologies to sustainable solutions and infrastructure synergies.



### Culture of innovation

We foster a culture of innovation to identify and implement technologies that continuously improve our facilities – with a focus on efficiency and safety.





# Innovation that benefits operators

We are shaping the future of global trade with properties optimized for efficiency and designed to enhance the safety of anyone working on or in them. In doing so, our tenants benefit from:

- Up to 75% reduction in utility costs from energy-efficient design features LED lights, robust insulation, and white roof technology
- Electric vehicle charging stations
- Safer vertical access design to lower the risk of severe injury from falls
- Building to WELL standards
- Clerestory windows optimizing natural light, creating a healthier working environment

## 100% LEED

Certified or higher on new development

## Up to 75%

Reduction in utility costs due to efficient design

## Net Zero by 2050

Brookfield Properties's commitment to carbon emissions reduction





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KEARNY, NEW JERSEY 07032



## Leasing Contacts

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## Brookfield Properties

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