

KEARNY INDUSTRIAL OPPORTUNITY AVAILABLE FOR LEASE



PRE TEAM



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This offering was prepared by PRE Commercial Real Estate and has been reviewed by the Owner. It contains select information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information which a prospective purchaser may desire. Financial projections shall not be relied upon, are provided for general reference purposes only, and are based on assumptions relating to the general economy, competition, and other factors beyond control and, therefore, are subject to material change or variation. Actual results will differ from those projected. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering, certain documents, including the leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

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The terms and conditions set forth above apply to this Offering in its entirety.

EXECUTIVE SUMMARY



PRE-REAL ESTATE SERVICES HAS BEEN EXCLUSIVELY TASKED WITH FACILITATING THE LEASE OF THIS EXTRAORDINARY OPPORTUNITY ENCOMPASSING 1 HACKENSACK AVENUE, 30 NORTH HACKENSACK AVENUE, AND 8 SCOUT AVENUE KEARNY NJ. THESE PROPERTIES FEATURE INDUSTRIAL GARAGES, RETAIL SPACE, OFFICES, AND OUTDOOR STORAGE FOR PRODUCT AND MATERIALS, LOGISTICAL OPERATIONS, EQUIPMENT AS WELL AS MANY OTHER USES WITHIN THE KEARNY ZONING.

THE PROPERTY CONSISTS OF A 5.3 ACRE PARCEL OF PAVED LAND WITH A LAYOUT FOR ONE TENANT OR SEVERAL TENANTS DEPENDING ON THEIR USE. THE PROPERTY IS EQUIPPED WITH SITE LIGHTING, FENCING, AND A TWO WAY STREET. TWO REPAIR GARAGES CONSISTING OF THREE STRUCTURES. A 4,480 SQ FT GARAGE WITH 16' CEILINGS AND 3 DRIVE THROUGH BAYS, A 3,074 SQ FT GARAGE WITH 17' CEILINGS AND THREE DRIVE THROUGH BAYS, AN 8,000 SQ FT RETAIL STORE AND 1,500 SQ FT OF OFFICES.

THE GARAGES ARE EQUIPPED WITH LED AND FLUORESCENT LIGHTING, 3 PHASE POWER, GREASE AND COMPRESSOR LINES THROUGHOUT THE FACILITY. THE PROPERTY IS ALSO EQUIPPED WITH AN UNDERGROUND DIESEL TANK FOR TENANT'S USE.

THIS OPPORTUNITY TO LEASE AN EXCEPTIONAL PROPERTY IN A FANTASTIC AREA PROVIDING ACCESS TO EVERY MAJOR HIGHWAY, TUNNEL AND BRIDGE IN THE VICINITY. ALSO OVERLAPPING SEVERAL ZONES PROVIDING VARIOUS PERMITTED USES ON THE PROPERTY. OWNERSHIP IS WILLING TO PROVIDE FLEXIBLE LEASE TERMS AND HELP THE TENANT OBTAIN ANY APPROVALS THEY MAY REQUIRE FOR THEIR USE.

PROPERTY INFORMATION



Property Details

Lot Size: 230,868 SF

Acres: 5.3 acres

Total Building SF: Three buildings on site consisting of 17,062 SF, Garages, retail and offices

Ceiling Heights: 16' - 17'

Drive ins: 12 (6 drive through bays)

Class: B

Construction: Block and Brick

Year built: 1980

Power: 3 phase 240 Amps

Lighting: Incandescent and LED

Utilities: Public water, sewer and electric

Site Improvements: Paved and Lit

Availability: Immediately

Taxes: \$1,400.22 PER MONTH/ACRE

PROPERTY INFORMATION



Highlights

Urban Enterprise zone, providing qualified businesses with a 3 % sales tax base

Owners willing to divide the space for smaller businesses

Diesel fuel tank onsite for fleets

Owner will provide flexible terms

Utilities

Electric: Public Service Electric & Gas

Natural Gas Public Service & Gas

Water: (KWD) Kearny Water Department

Sewer Service: (PVSC) Passaic Valley Sewer Commission

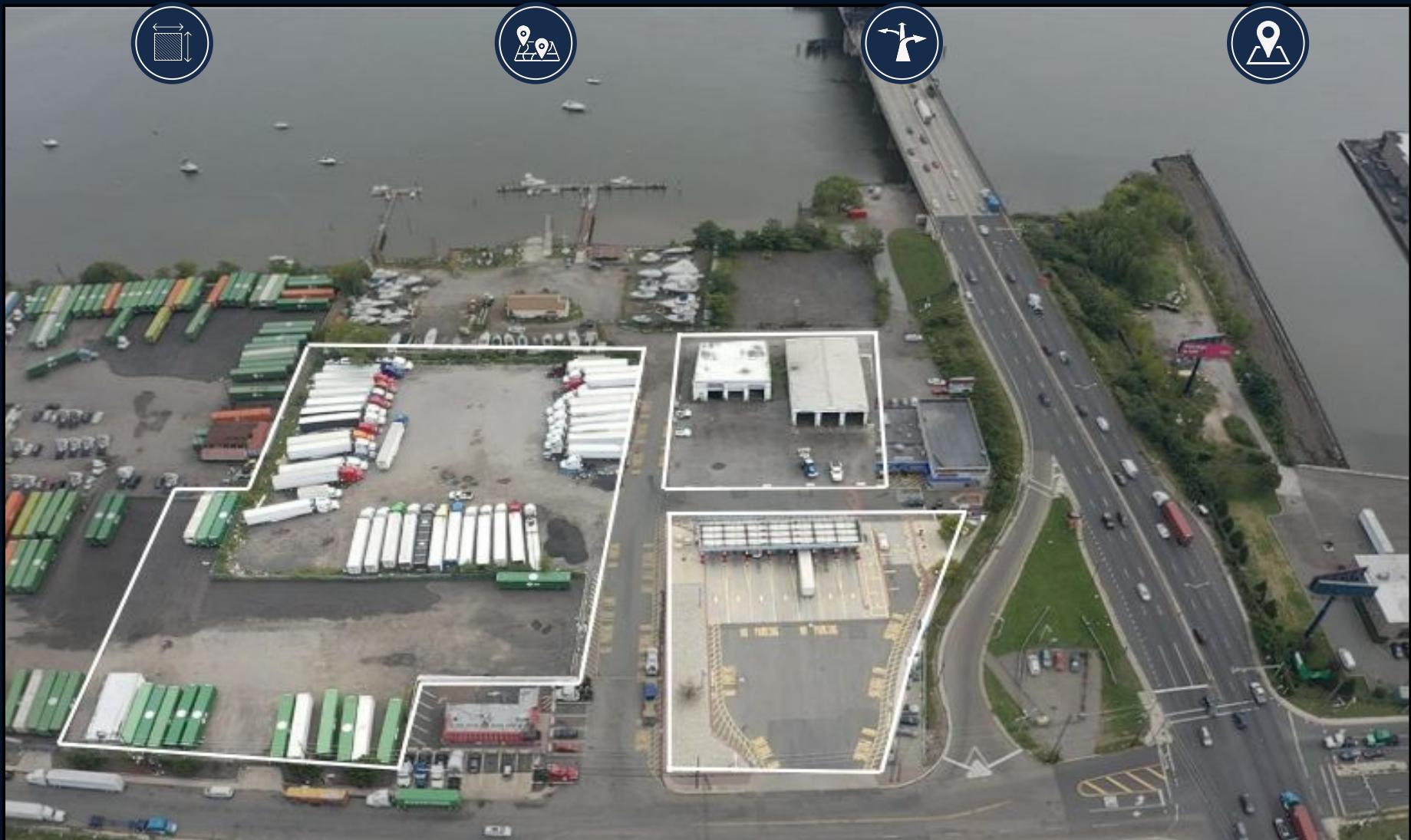
FOR LEASE | INDUSTRIAL LAND 5.3 ACRES AVAILABLE



Garage 1: 3,074 SF Garage - 17' Ceilings - 3 Drive Through Bays

8,000 SF Retail Store
With 1,500 SF Of Offices

Immediate Access To
All Major Highways



PROPERTY PHOTOS



PROPERTY PHOTOS



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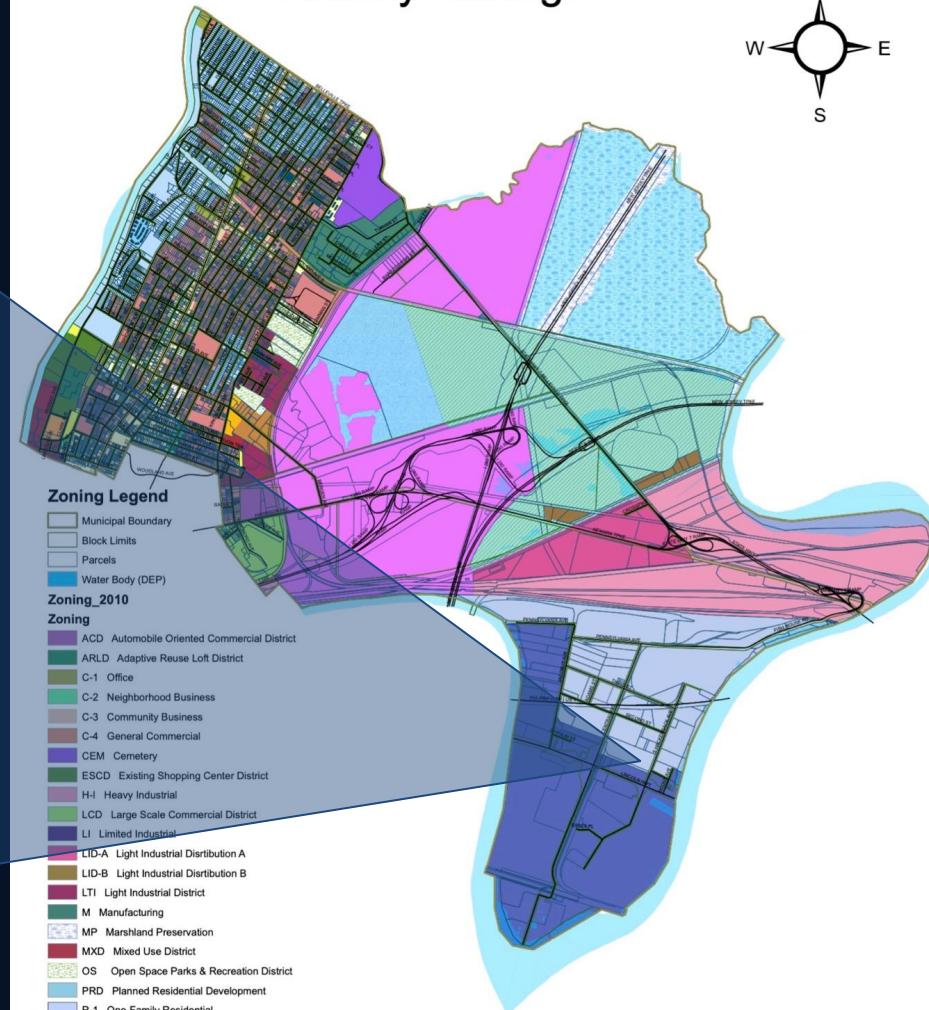
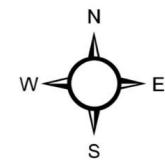


ZONING MAP



The property covers several zoning areas within the City of Kearny including Limited Industrial, Manufacturing, South Kearny North Industrial and South Kearny South Industrial, providing various permitted uses on this property. The Owner is willing to help the Tenant obtain the appropriate approvals and certificate of occupancy for their use. If you have any questions regarding your specific use, please feel free to reach out to the Leasing Team.

Kearny Zoning



ZONING OVERVIEW



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LI Limited Industrial Zone

1. Research laboratories.
2. Assembly or packaging of products from previously prepared materials.
3. Manufacture, assembly and/or packaging of electronics and electric components, instruments, precision tools, timepieces.
4. Public utility buildings.
5. Painting plants or publishing houses.
6. Light manufacturing operations.
7. Businesses using structures wherein office space is combined with a warehouse and/or distribution of products, provided that the office use accounts for a minimum of 5% of the total floor area.
8. Planned industrial developments, subject to subsection 38-6.10.
9. Distribution terminals, parcel, delivery service industry.
10. Extraction or excavation operations subject to subsection 38-6.1g
11. Glass and textile manufacture.
12. Truck terminals.
13. Lumber and building materials.
14. Contractors' equipment, sales and service.
15. Tool, die and pattern making, other machine shop operations.
16. Wholesale business storage and warehousing.
17. Woodworking, furniture repair and custom upholstery.
18. Uses specifically prohibited are indicated in subsection 38-6.7



ZONING OVERVIEW



Manufacturing

1. Any LI permitted principal use under the same conditions as prescribed therein.
2. Any production, processing, manufacture, fabrication, cleaning, servicing, testing, repair or storage of goods, materials or products, and business offices accessory thereto, but not including the storage of flammable or explosive materials as a principal use.
3. Establishments for scientific research and development, and business offices accessory thereto, where the manufacturing fabrication, production, repair, storage, sale and resale of materials, goods and products is incidental and accessory to the principal use of scientific research and development.
4. Business or commercial establishments which provide supplies and/or services primarily to industrial and manufacturing customers, and business offices accessory thereto.
5. Automobile service stations.
6. Automobile and truck leasing and sales, exclusive of semi-trailers.
7. Boat sales, rental and repair.
8. Warehouses, wholesale establishments, and other storage facilities. 9. Uses specifically prohibited are indicated in subsection 38-6.7a.

SKI-N South Kearny Industrial North

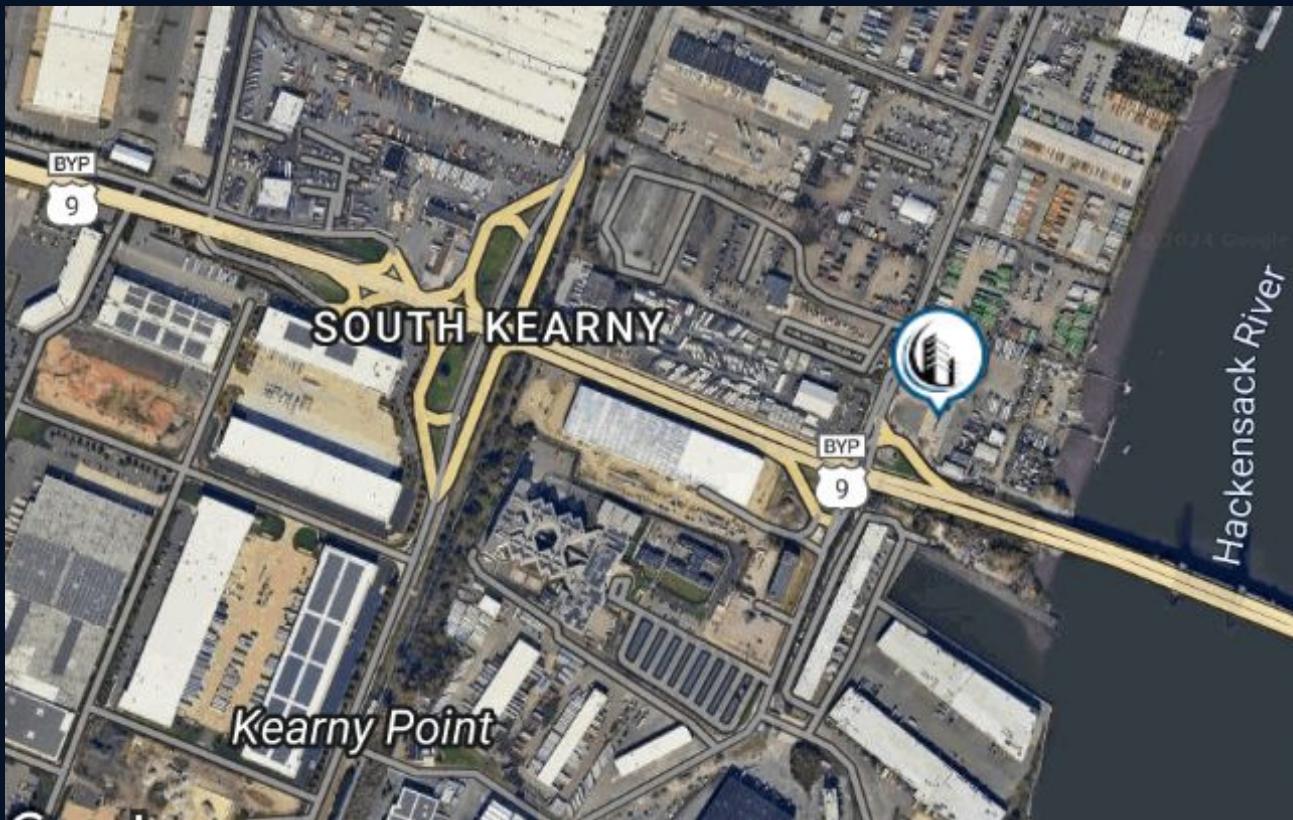
1. Any M Zone permitted
2. Contractor and construction offices, shops and yards.
3. Motor freight facilities, freight, forwarding facilities, intermodal facilities truck terminals and warehouse and distribution facilities.
4. Railroad terminals and yards.
5. Garages for the storage, repair and servicing of motor vehicles (including body repair, painting and engine rebuilding).
6. Resource recovery systems.
7. Ship building, repair and disassembly.
8. Uses specifically prohibited are indicated in subsections 38-6.6m. and 38-6.7a.
9. Antenna, subject to subsection 38-6.6m.
10. Tower, subject to subsection 38-6.6m.

SKI-S South Kearny Industrial South

1. Any SKI-N Zone permitted principal use under the same conditions as prescribed therein with the exception of truck terminals, motor freight facilities, freight forwarding facilities, intermodal facilities, trailers and railroad terminals and yards.

KEARNY UEZ

URBAN ENTERPRISE ZONE



The Town of Kearny administers one of New Jersey's 37 Urban Enterprise Zones, under a contractual agreement with the State of New Jersey. The Kearny Urban Enterprise Zone Department also administers the Town's economic redevelopment projects as well as offers existing and prospective small and large businesses and investors access to additional public and private sector financial incentives.

- Since its establishment in 1985, by agreement and annual contract between the Mayor and Council and the State of New Jersey, the Kearny UEZ has invested over \$30 million dollars of sales and use taxes collected by qualified retailers in the KUEZ. This funding makes possible for continuing improvements to our business environment and the quality of life for residents, shoppers from our region and the people employed in Kearny's industrial businesses spread across the Meadowlands through South Kearny and the Kearny Foreign Trade Zone

THE MISSION

The Urban Enterprise Zone program was developed by the State of New Jersey to foster an economic climate that revitalizes designated urban communities and stimulates their growth

BUSINESSES

- Reduced sales tax
- Tax exemptions on purchases of capital equipment, expansions, and upgrades.
- charge $\frac{1}{2}$ the stated sales tax on purchases.

RESOURCES

Contact UEZ
Coordinator Linda Kraus D'Isa
201-955-7400
ldisa@kearnynj.org

HOW TO APPLY

- Physically located within a UEZ zone
- Registered with the NJ division of revenue
- In tax Compliance with NJ division of taxation

LOCATION OVERVIEW





LOCATION NEIGHBORHOOD OVERVIEW

PORT NEWARK

Within 6.8 miles Kearny is positioned to benefit significantly due to its proximity to port Newark, one of the most heavily trafficked ports of the East coast. Serving as a major traffic hub for international trade, Port Newark also provides direct access to major highways across New Jersey.



HOLLAND TUNNEL

The Holland Tunnel provides a transportation route that connects New Jersey to lower Manhattan, one of the world's largest business hubs. 6 miles from the site, Kearny's strategic location near the Holland Tunnel makes it attractive for warehousing, distribution, and manufacturing operations, boosting the value and demand for industrial properties in the area.



NEWARK INTERNATIONAL

Operating for over 90 years, Newark Liberty International airport is a convenient 6.4 mile drive along route 1 & 9 from the site. In 2018, this airport served 46,065,175 passengers, and visited top travel destinations such as Orlando, London, San Francisco, Los Angeles, and Fort Lauderdale.





LOCATION

NEIGHBORHOOD OVERVIEW

NJ TURNPIKE

Located within 2 miles of the site Route 95 serves as the main North - South highway along the East coast providing access to major regional as well as interstate routes. As part of the larger network of highways, Route 95 connects Kearny to key destinations such as New York City, Newark, and other parts of New Jersey, making it a vital corridor for businesses, and freight transportation.



ROUTE 1 & 9

U.S. Route 1 & 9 is a major highway that primarily serves the East Coast and stretches over 2,000 miles. Beginning in Key West, Florida and ending in Fort Kent, Maine at the Canadian border. This site provides direct access to this major truck route ensuring the convenient transportation of goods and materials for local businesses.



INTERSTATE 78

Located within 5 miles of the site, Route 78 serves as an East - West highway begins in Harrisburg, Pennsylvania and ends at the Holland Tunnel linking Jersey City, New Jersey with Manhattan, New York. The freeway provides a trucking corridor to North Jersey from Central Pennsylvania in lieu of the tolled Pennsylvania and New Jersey Turnpikes



LOCATION OVERVIEW

