

KEARNY

LOGISTICS CENTER

AVAILABLE IMMEDIATELY
211,340 WAREHOUSE  DIVISIBLE



READY FOR OCCUPANCY
936 Harrison Avenue | Kearny, New Jersey
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
To Suit

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
60' x 48'

POWER
3,000 Amps @ 480 Volts

PARKING
63 trailer / 251 car

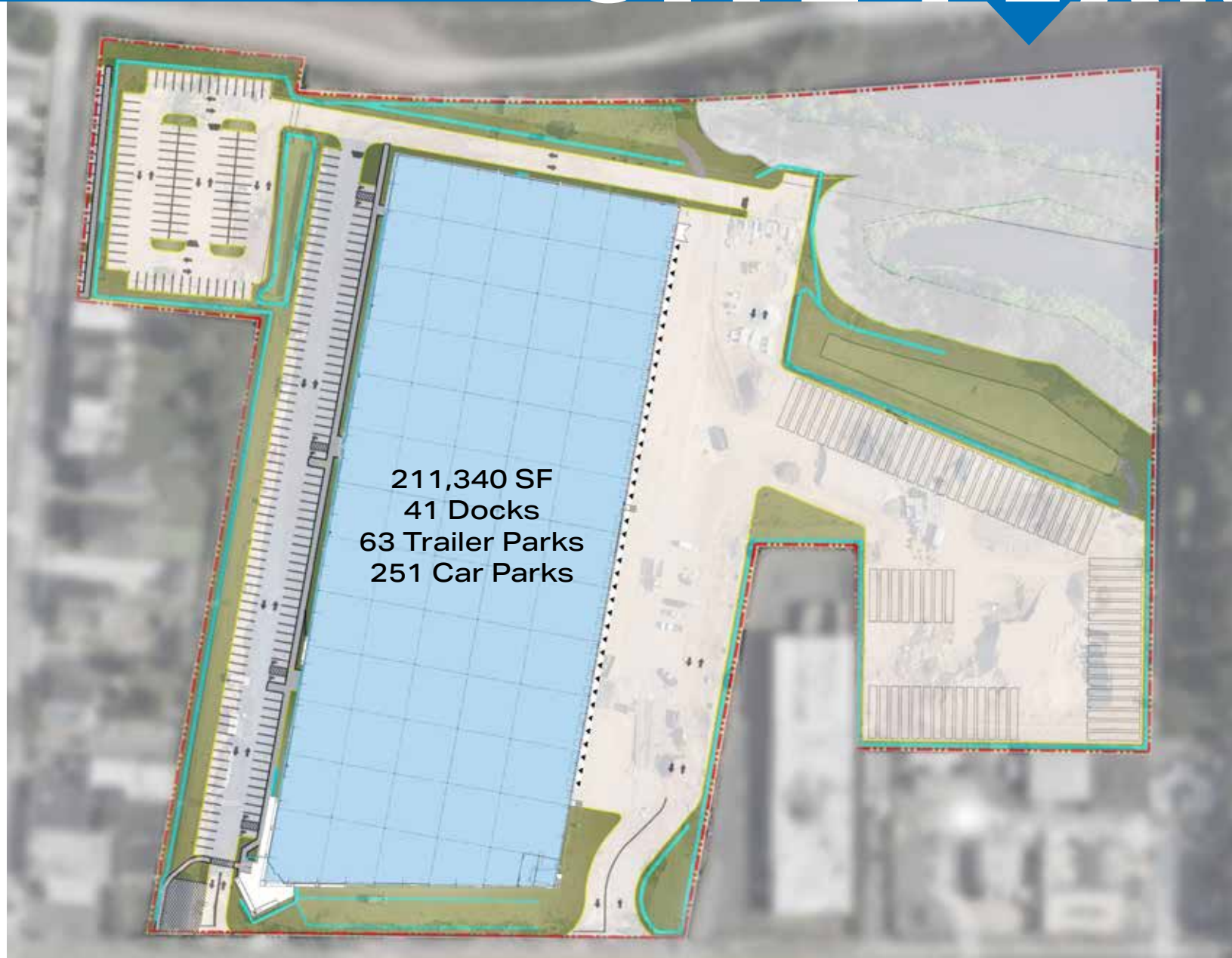
_____ OR _____

FLEET/TRAILER PARKING
+/- 2.0 acres

LOADING DOCKS
41

DRIVE-IN DOORS
Upon request

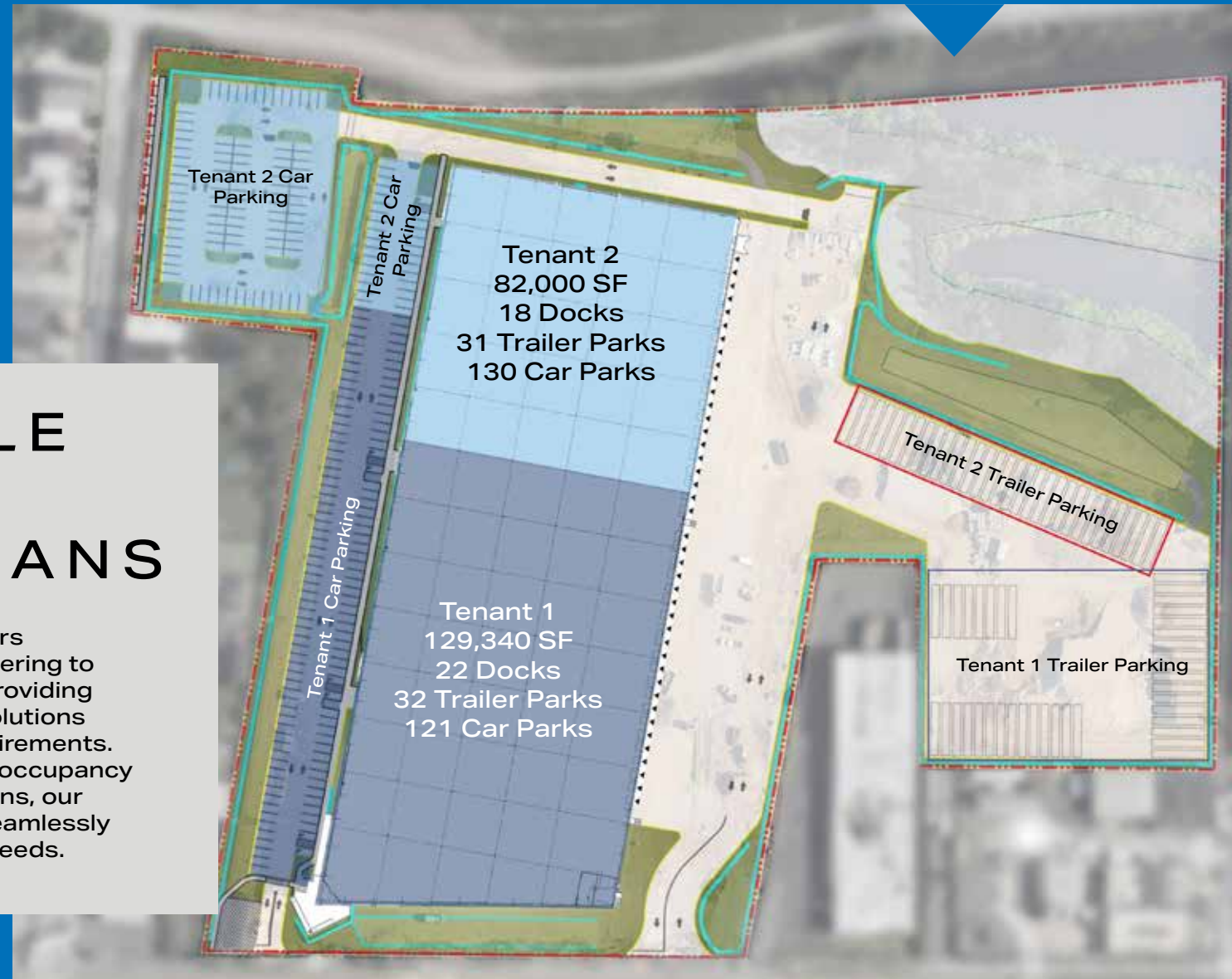
TRUCK COURT
**Overall depth of 130' 3"
with 70' deep
concrete apron**





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.



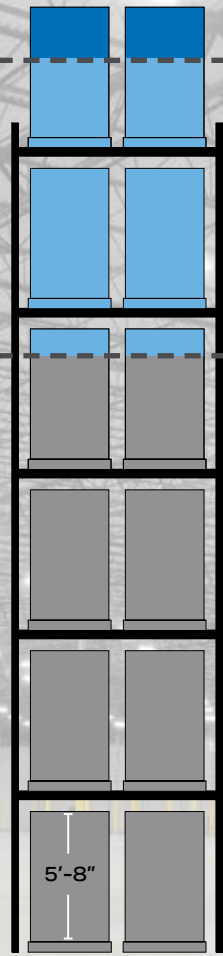


ELEVATED EFFICIENCY THROUGH STORAGE POTENTIAL

38'
CLEAR

32'
CLEAR

24'
CLEAR



8,044,600
CUBIC FEET **19%
MORE
STORAGE**

23,946
PALLETES **21%
MORE
PALLETES**

6,774,400
CUBIC FEET **58%
MORE
STORAGE**

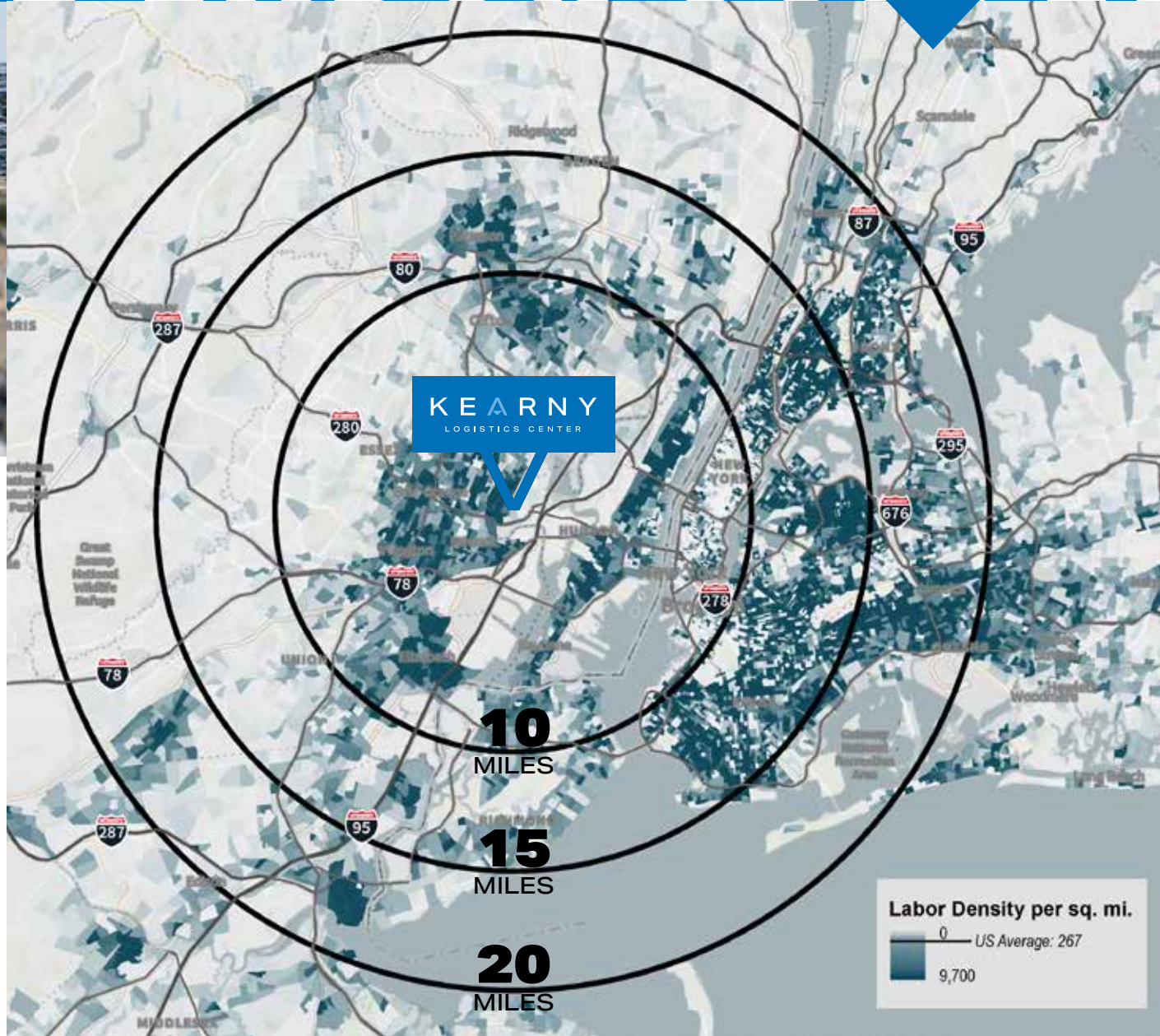
19,844
PALLETES **75%
MORE
PALLETES**

5,080,800
CUBIC FEET

13,691
PALLETES



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

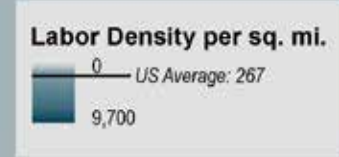
(NATIONAL MEDIAN IS \$19.52)

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

KEARNY
LOGISTICS CENTER

Exit 15W

CORPORATE NEIGHBORS





CVS

Citizens

Fusion Bites of India

Gina's Pizzeria

Gulf

CUBESMART

KEARNY
LOGISTICS CENTER

Exit 15W

280

La Fiamma

Wawa

El Macho Taqueria

BURGER KING

Gem Bistro

DUNKIN'

TACO BELL

Carvel
THE UPS STORE
QuickChek

Walmart

SUBWAY

280

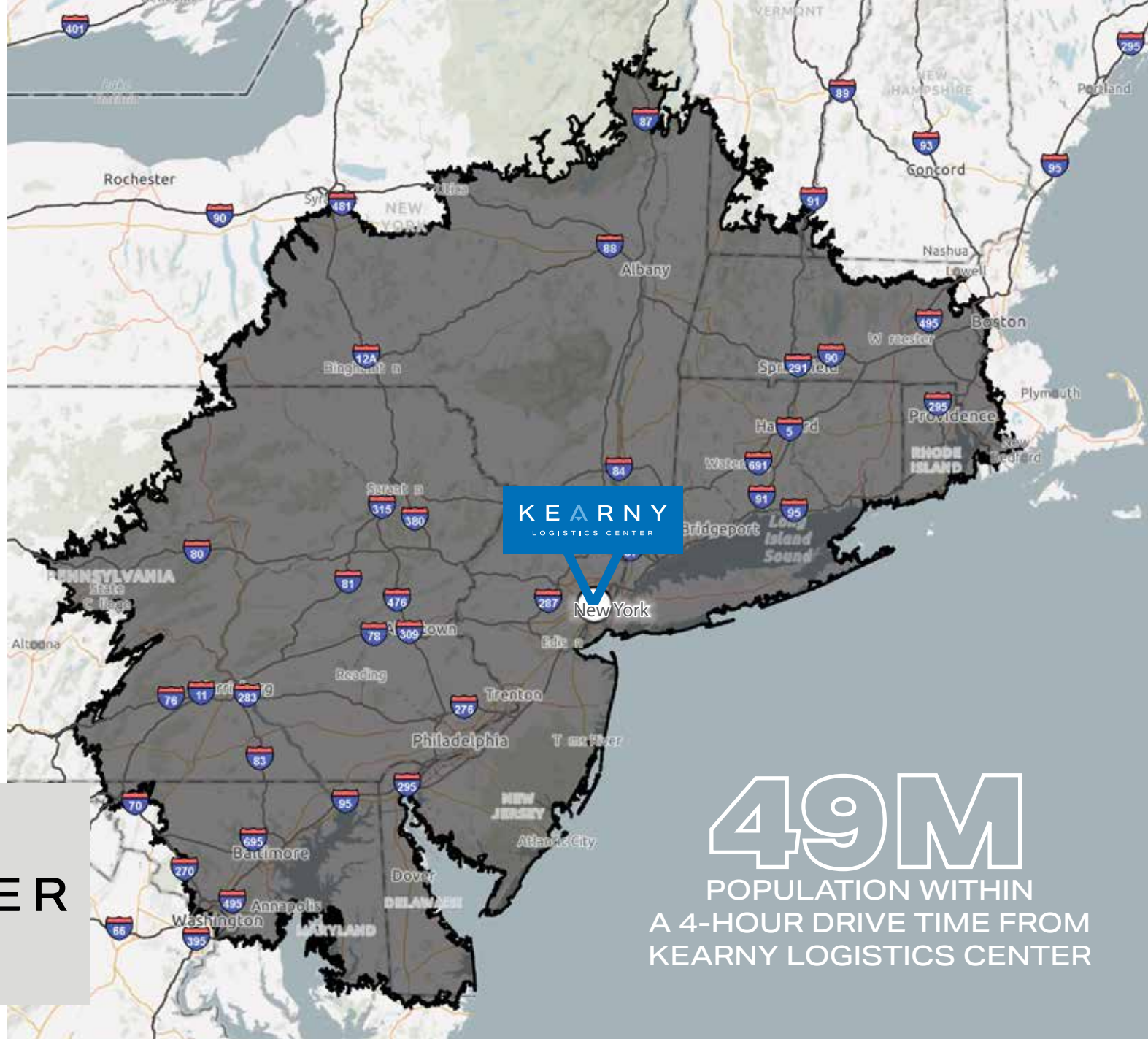
280

Red Bull Arena

95

AMENITIES

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



**VAST
CONSUMER
REACH**

KEARNY
LOGISTICS CENTER

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

