

KEARNY POINT

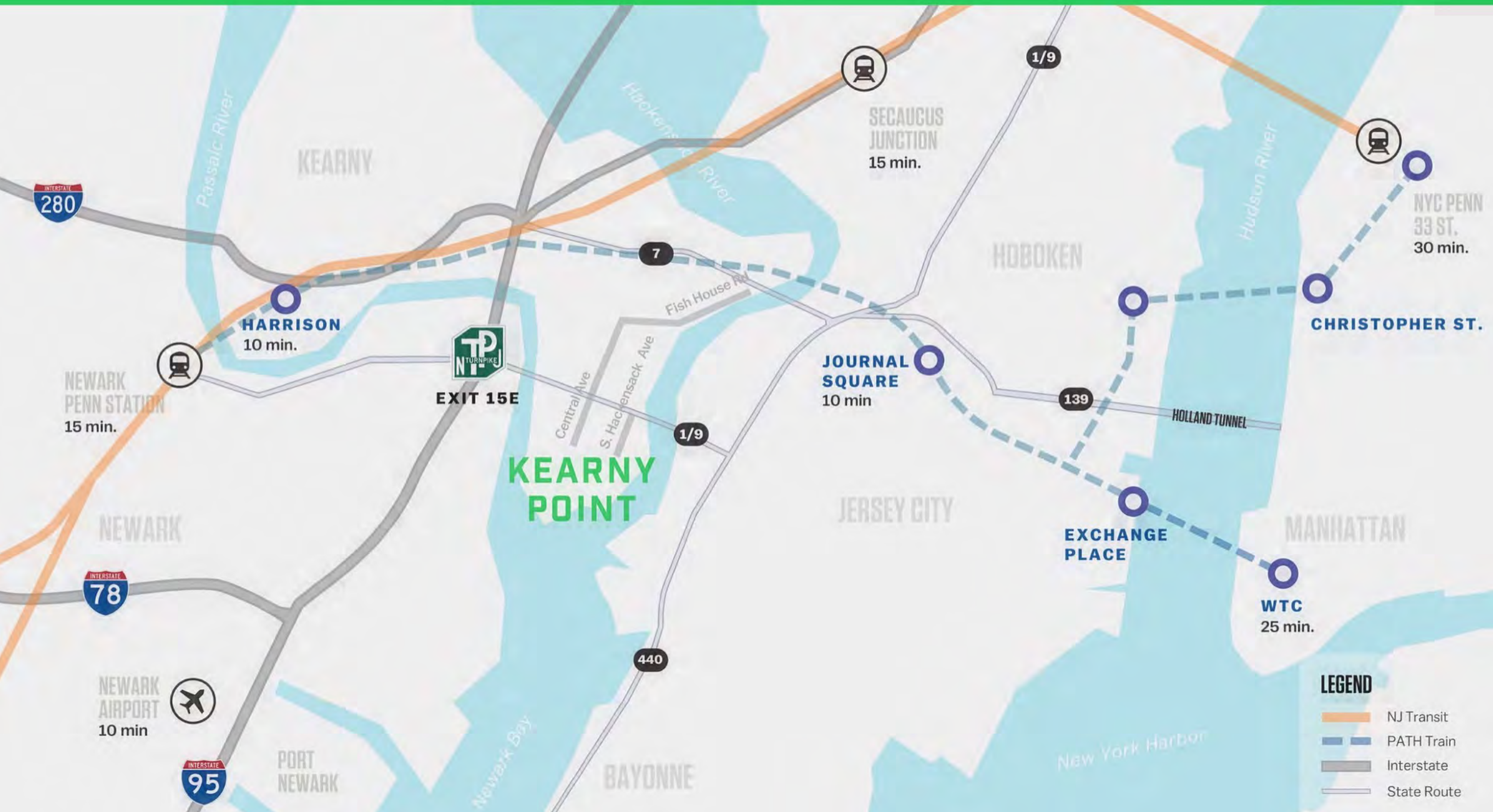


78

KEARNY POINT

Once at the heart of American industry, Kearny Point has been reborn as a center for the pioneering companies of the new economy – a flexible, modern workplace home to a diverse community of today's creators.

AT THE CENTER OF EVERYTHING THAT MATTERS.



An aerial architectural rendering of a large-scale development. The central focus is a complex of interconnected industrial-style buildings with flat roofs, some featuring orange-colored rooftop structures. To the left, there are several large, rectangular buildings with green roofs. The site is interspersed with parking lots, landscaped green areas with trees, and pedestrian walkways. In the foreground, a body of water is visible, with a curved waterfront area and a small pier. The overall scene depicts a modern, integrated urban or industrial park.

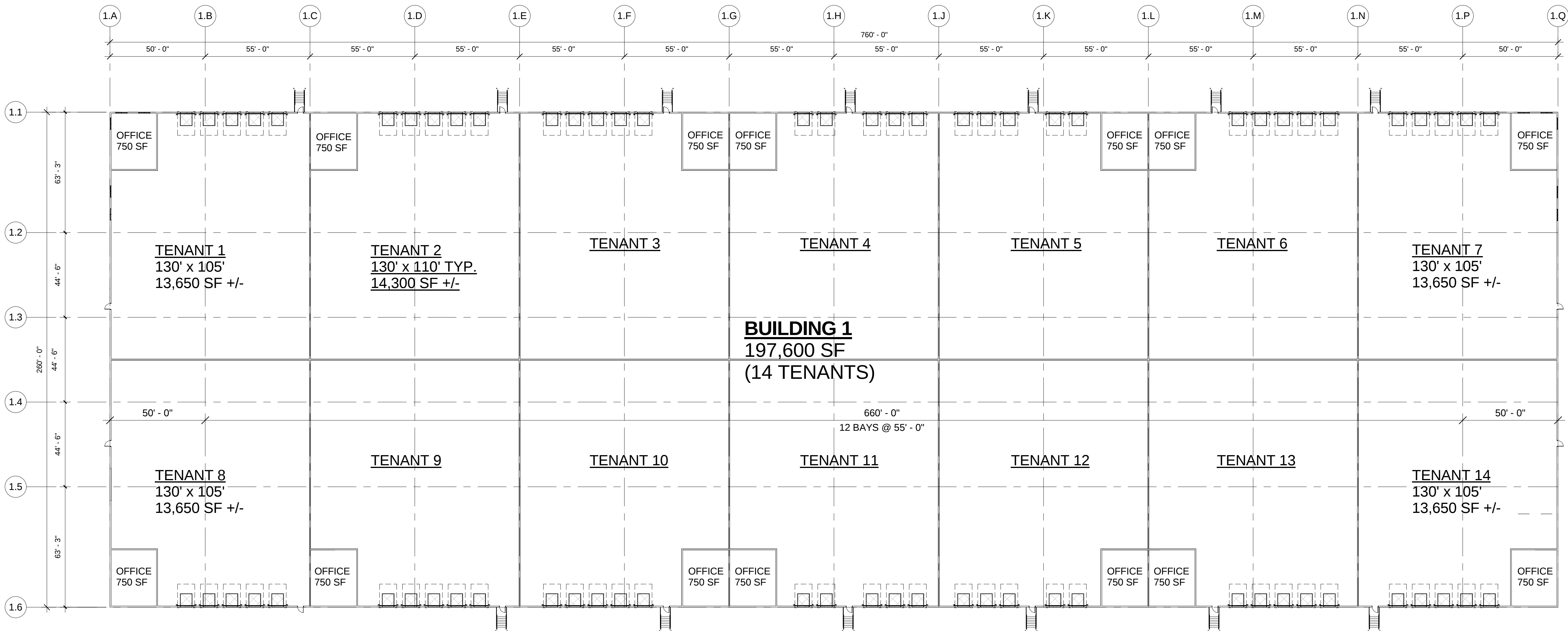
**130 ACRES.
2 MILLION SQ FT.
1.5 MI. WATERFRONT**

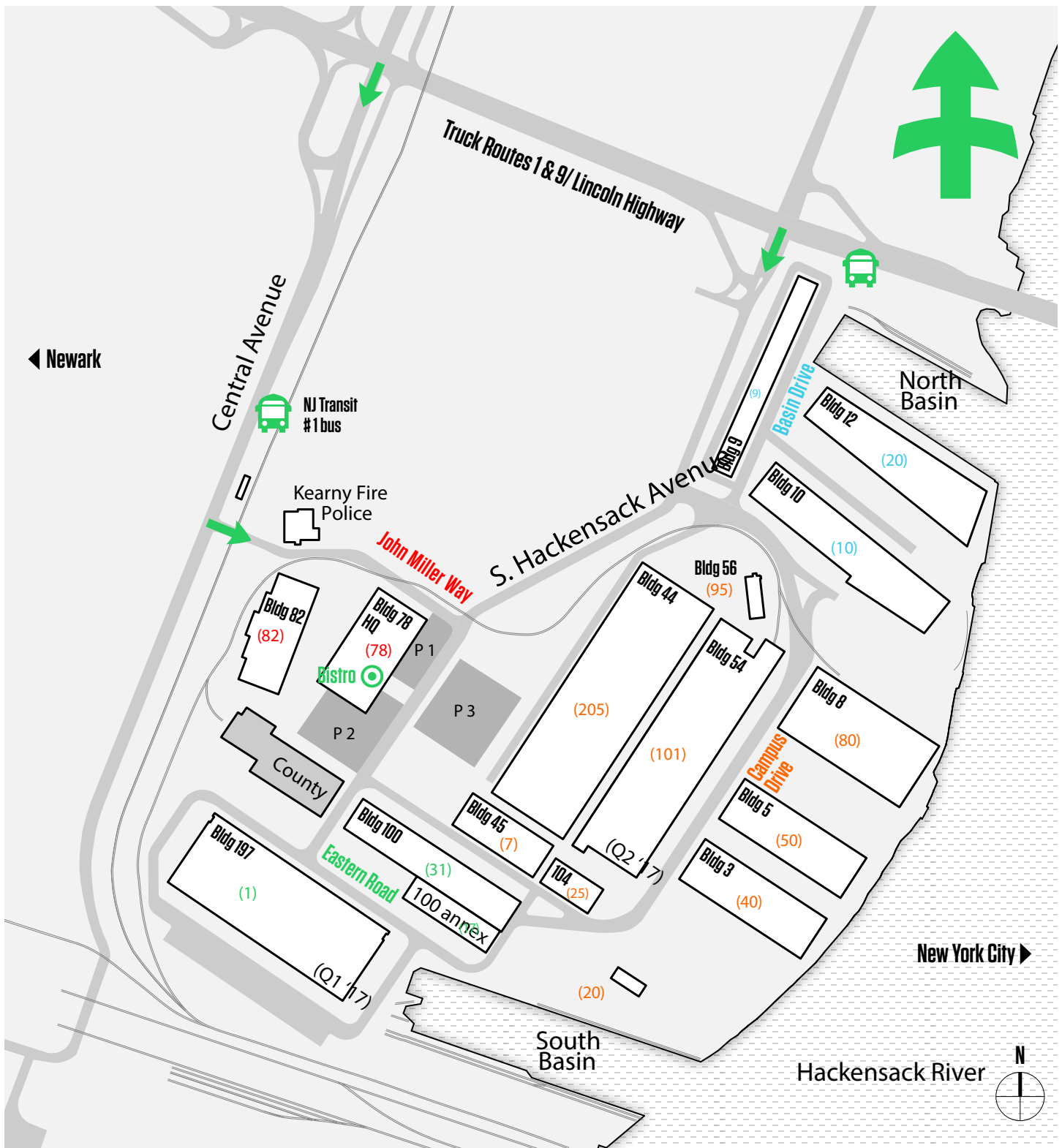
- Modern state-of-the-art distribution facility in Urban Enterprise Zone
- Minutes from NJ Ports and Newark Liberty International Airport
- Direct / easy access to Routes 1,9,7,440, I-95/ NJ Turnpike, 287, 78.
- 5 mi. from Holland Tunnel.
- 36' clear ceiling height
- Min./Max available = 13,600 SF – 60,000 SF
- Trailer Parking Spaces: 5 loading docks per module
- 700lb floor load
- Office space: To suit
- Building material: Pre-cast/Tilt-up concrete construction
- Bay sizes: 55' x 44' -6"
- Sprinkler system: ESFR (Early Suppression Fast Response)
- Electrical: To suit
- Heating: Roof mounted Cambridge units

Asking base rent \$14 per square foot
Operating Expenses \$2.50 per square foot
Fully honored and expedient broker commissions

1 Eastern Road, Kearny, NJ

Perfect for high growth media, e-commerce & logistics
companies



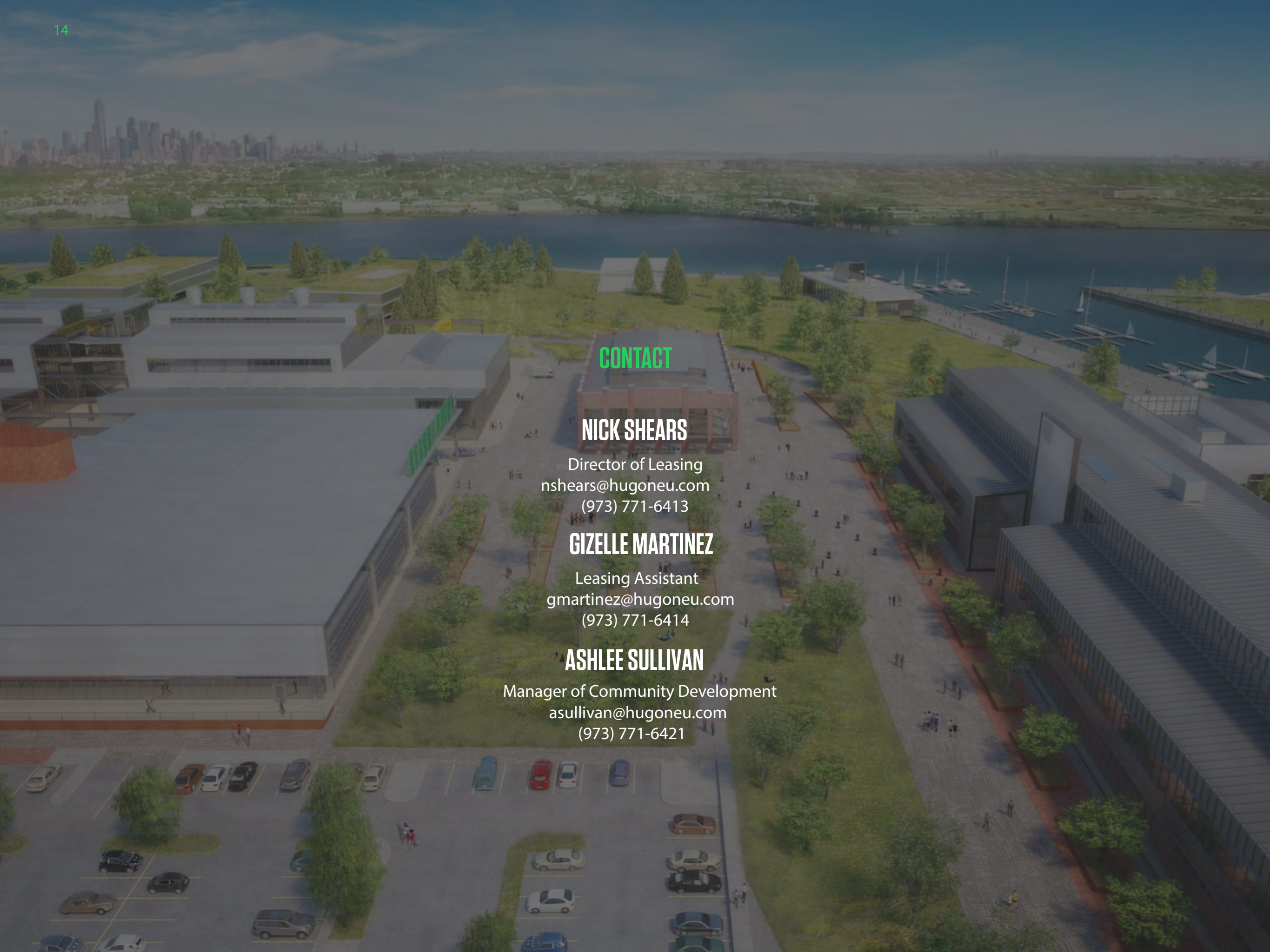


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Siteplan Bldg 78 / March 2016

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