

1 HACKENSACK AVE

KEARNY, NEW JERSEY | FOR LEASE

±5.5 ACRES & OFFICES
2 MAINTENANCE SHOPS
FUEL PUMPS & TRUCK SCALE



- ★ ±5.5 Acres
- ★ 2 Maintenance Shops
- ★ Offices
- ★ 16'-17' Clear
- ★ 12 Drive-Ins / 6 Bays
- ★ Truck Scale On-Site
- ★ Fuel Pump On-Site
- ★ Back-up Generator
- ★ Demisable

Exclusive Listing Brokers | Predict Industrial

ANTHONY RITTWAGER, SIOR, CCIM

Anthony@predictindustrial.ai

609-454-6178

EAMES DROMIACK

Eames@predictindustrial.ai

609-454-0528

JACK HERRELL

Jack@predictindustrial.ai

609-454-6209

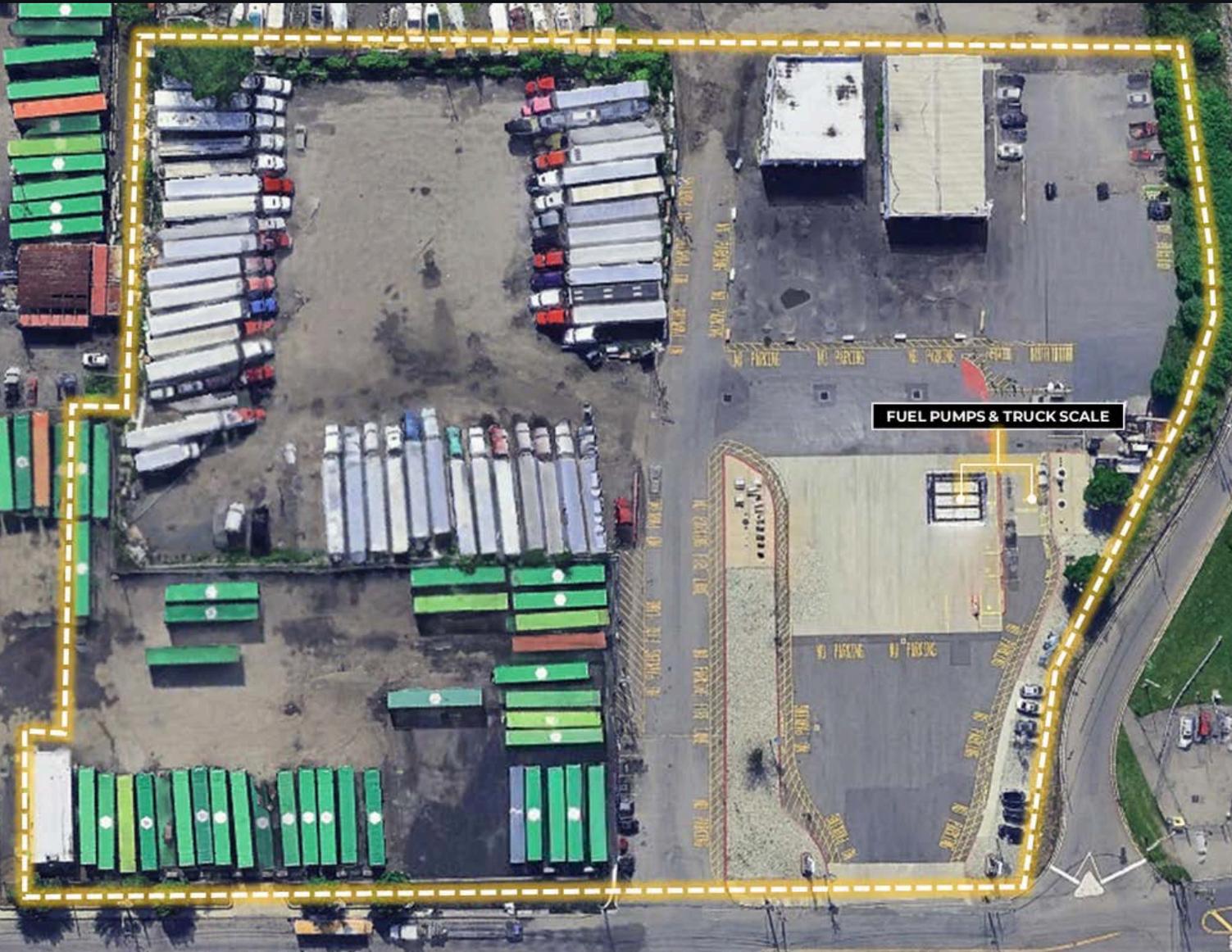
Disclaimer: Information herein is confidential and for preliminary review only. Do not share without written consent from Predict Industrial. All data is unverified; potential lessees and buyers must perform their own due diligence. No warranties or endorsements are made. Subject to errors, omissions, or withdrawal without notice. Property tours by appointment only.

PROPOSED SITE LAYOUT

INDUSTRIAL YARD, MAINTENANCE SHOP, FUEL PUMP, TRUCK SCALE



PredictIndustrial.ai



HIGHLIGHTS

- ★ ±5.5 Acres
- ★ Fuel Pump On-Site
- ★ Back-up Generator

MAINTENANCE SHOP A

Available SF ±3,500 SF
Clear Height 17'
Drive Through 3 Bays

MAINTENANCE SHOP B

Available SF ±5,500 SF
Clear Height 16'
Drive Through 3 Bays

DOUBLE WIDE OFFICE TRAILER

Available SF ±1,700 SF

ANTHONY RITTWAGER, SIOR, CCIM
Anthony@predictindustrial.ai
609-454-6178

EAMES DROMIACK
Eames@predictindustrial.ai
609-454-0528

JACK HERRELL
Jack@predictindustrial.ai
609-454-6209

AVAILABLE SPACE

INDUSTRIAL YARD, MAINTENANCE SHOP, FUEL PUMP, TRUCK SCALE



PredictIndustrial.ai



MAINTENANCE SHOP A

Available SF ±3,500 SF
Clear Height 17'
Drive Through 3 Bays

MAINTENANCE SHOP B

Available SF ±5,500 SF
Clear Height 16'
Drive Through 3 Bays

SHOP / OFFICE

Available SF ±8,000 SF
Office SF ±1,500 SF

DOUBLE WIDE OFFICE TRAILER

Available SF ±1,700 SF



ANTHONY RITTWAGER, SIOR, CCIM
Anthony@predictindustrial.ai
609-454-6178

EAMES DROMIACK
Eames@predictindustrial.ai
609-454-0528

JACK HERRELL
Jack@predictindustrial.ai
609-454-6209

PROPERTY PHOTOS

INTERIOR & EXTERIOR IMAGES



PredictIndustrial.ai



ANTHONY RITTWAGER, SIOR, CCIM
Anthony@predictindustrial.ai
609-454-6178

EAMES DROMIACK
Eames@predictindustrial.ai
609-454-0528

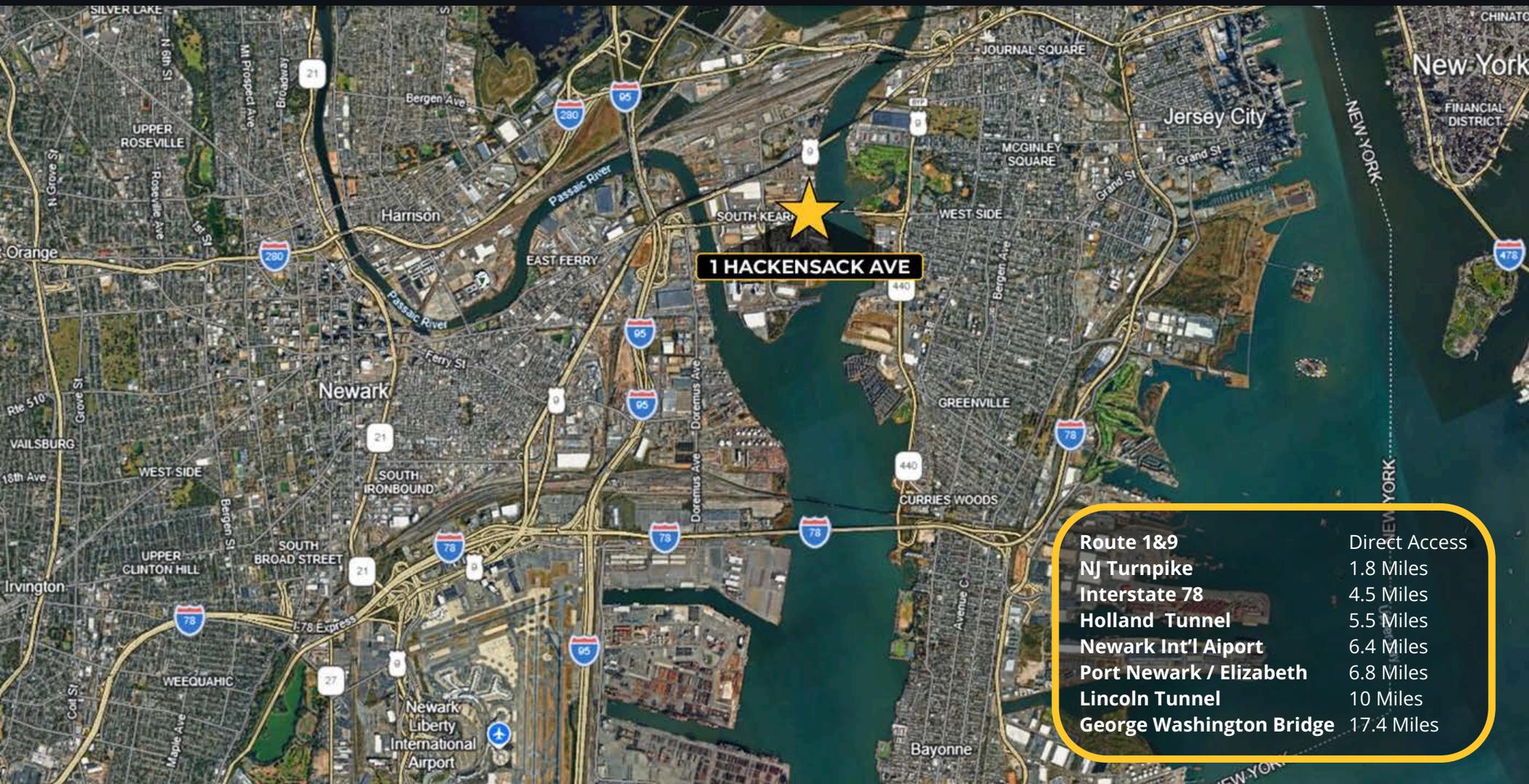
JACK HERRELL
Jack@predictindustrial.ai
609-454-6209

PRIME LOCATION

THE HEART OF NORTHERN NJ PORT & LOGISTICS NETWORK



PredictIndustrial.ai



Route 1&9	Direct Access
NJ Turnpike	1.8 Miles
Interstate 78	4.5 Miles
Holland Tunnel	5.5 Miles
Newark Int'l Airport	6.4 Miles
Port Newark / Elizabeth	6.8 Miles
Lincoln Tunnel	10 Miles
George Washington Bridge	17.4 Miles

Exclusive Listing Brokers | Predict Industrial

ANTHONY RITWAGER, SIOR, CCIM
Anthony@predictindustrial.ai
609-454-6178

EAMES DROMIACK
Eames@predictindustrial.ai
609-454-0528

JACK HERRELL
Jack@predictindustrial.ai
609-454-6209

Disclaimer: Information herein is confidential and for preliminary review only. Do not share without written consent from Predict Industrial. All data is unverified; potential lessees and buyers must perform their own due diligence. No warranties or endorsements are made. Subject to errors, omissions, or withdrawal without notice. Property tours by appointment only.