

55 Jacobus Avenue Kearny, NJ

FOR SALE
±7.73 Acres



**LOCATED IN THE OPPORTUNITY ZONE
& URBAN ENTERPRISE ZONE**

Property Features

- Available: ±160,000 SF
- All tenants on month-to-month terms
- Lot Size: ±7.73 Acres
- Taxes: \$1.99 PSF
- Heavy Industrial Zoning: SKIS
- Excellent Access to Route 1 & I-95
- One Mile to Exit 15E of the NJ TPKE

For more information

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INQUIRE FOR SALE PRICE

NAI James E. Hanson
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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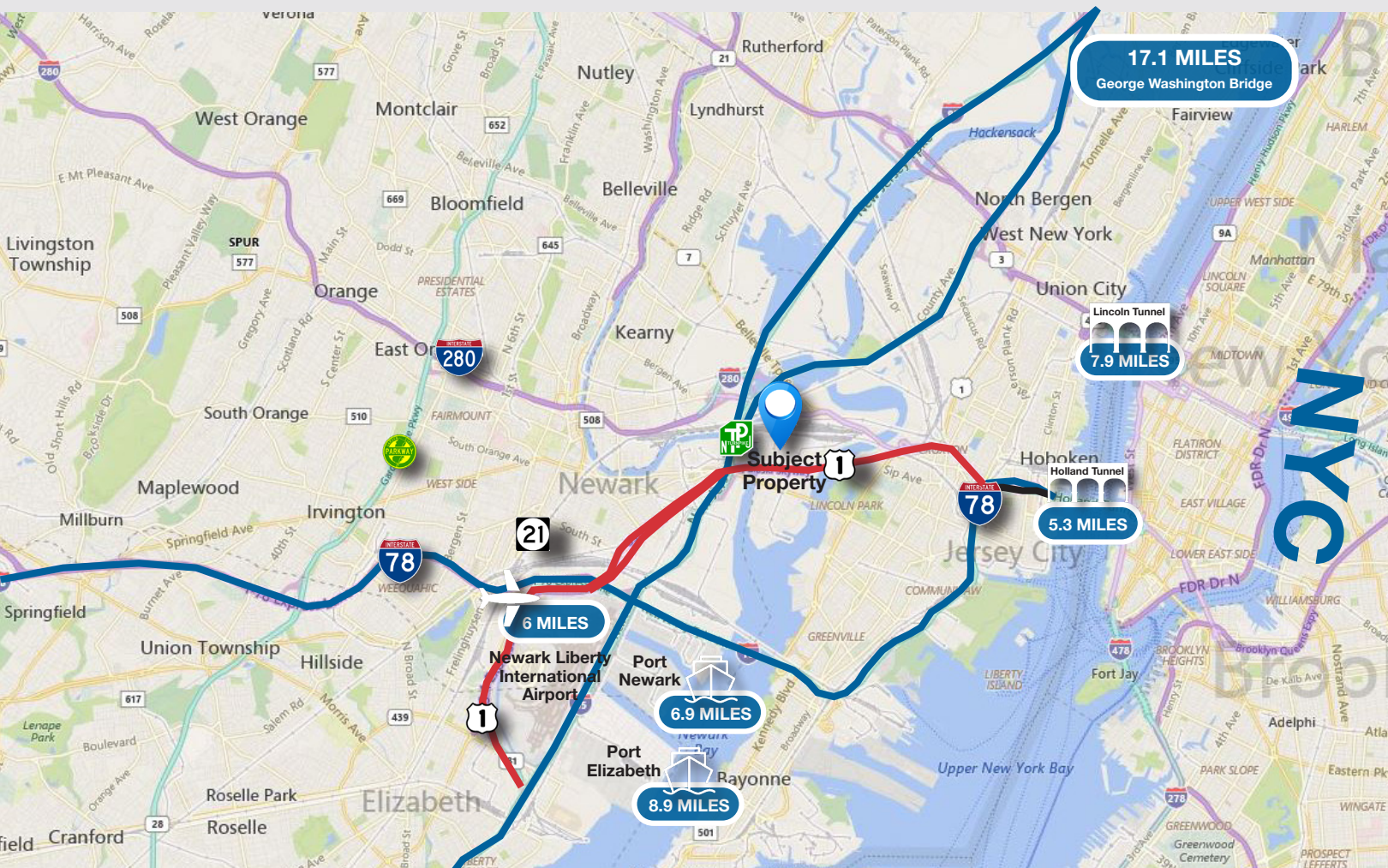
SERVICES OFFERED

Brokerage • Property Management • Corporate Services • Financing • Tenant Representation • Cold Storage • Investment Services

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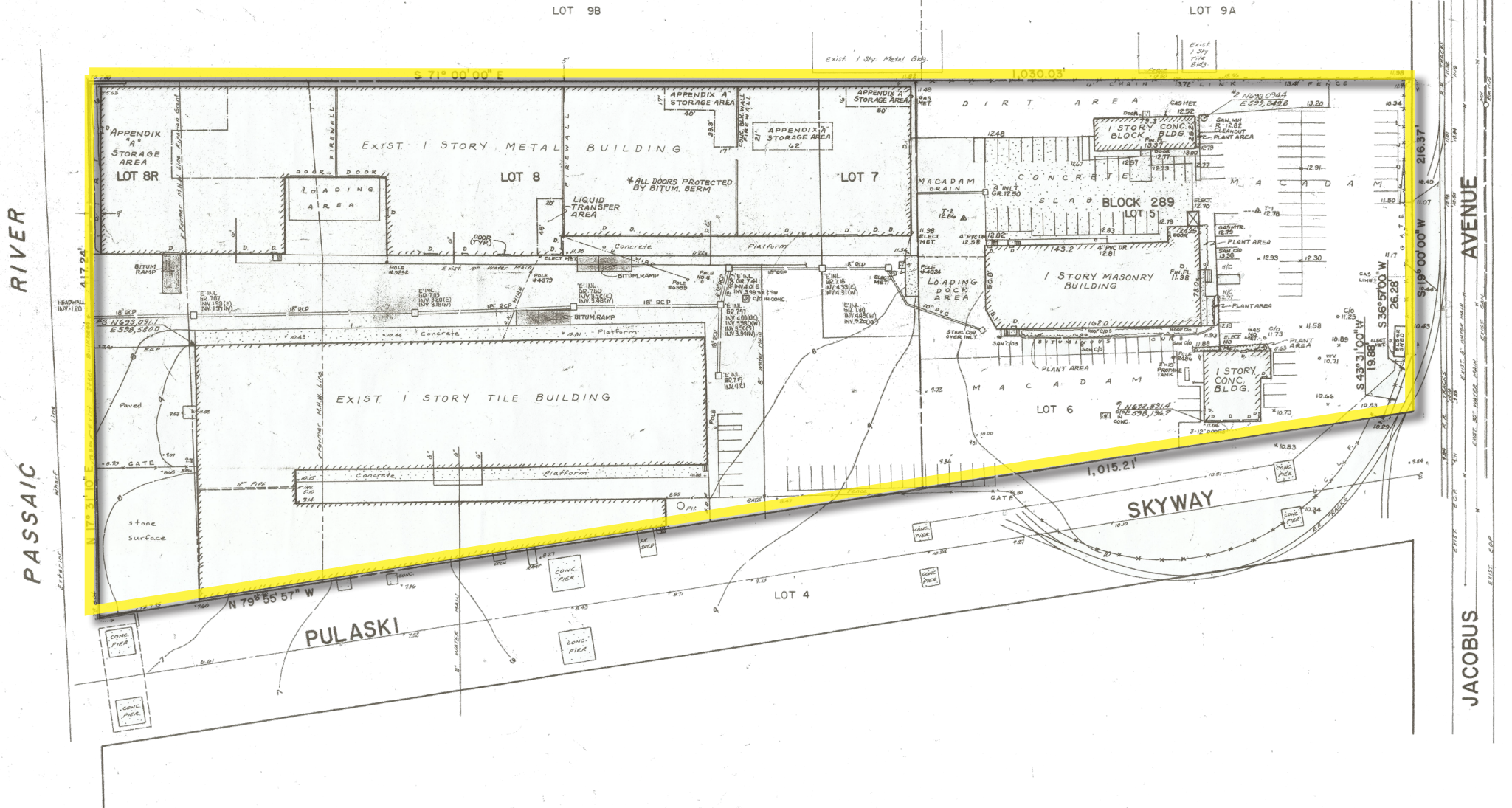
Highway Map

55 Jacobus Ave.
Kearny, NJ



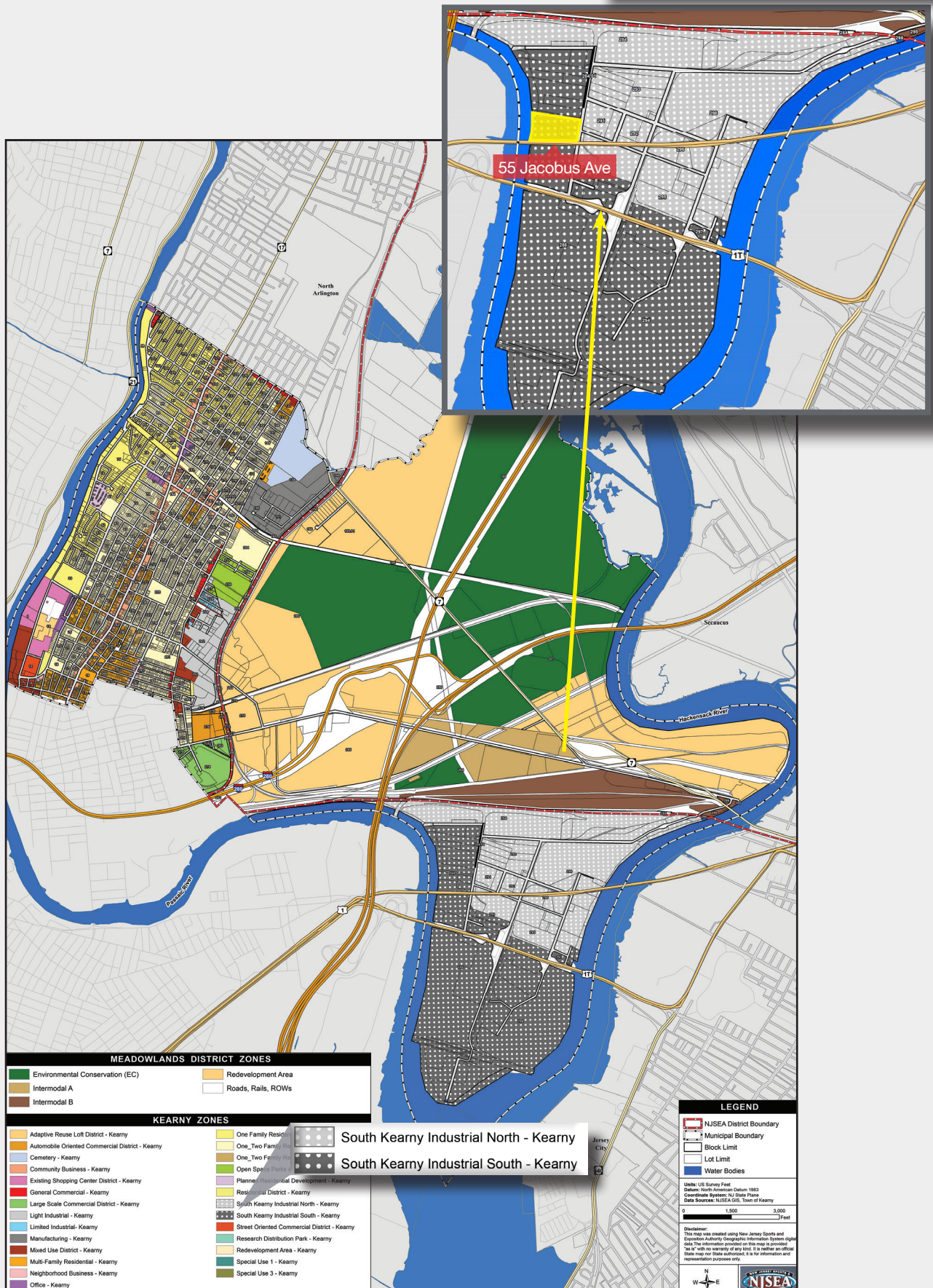
Site Survey

55 Jacobus Ave.
Kearny, NJ



Kearny Zoning Map

55 Jacobus Ave.
Kearny, NJ



Kearny

Zoning - SKI-S (South Kearny Industrial)

55 Jacobus Ave.
Kearny, NJ

Permitted Principal Use	Permitted Accessory Use	Conditional Use
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.	1. Any M Zone permitted accessory use under the same conditions as prescribed therein.	1. Any M Zone conditional use under the same conditions as prescribed therein.
	2. All operations, activities and storage shall be conducted within completely enclosed buildings.	2. Planned commercial development groups subject to subsection 38-6.10. 3. Outdoor storage exclusive of shipping and storage containers. 4. All operations, activities and storage shall be conducted within completely enclosed buildings.

M ZONE - Manufacturing

Permitted Principal Use	Permitted Accessory Use	Conditional Use
1. Any LI permitted principal use under the same conditions as prescribed therein.	1. Any LI permitted accessory use under the same conditions as prescribed therein.	Any LI conditional use under the same conditions as pre-scribed 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.	2. Antenna, subject to subsection 38-6.6m	
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.	3. Tower, subject to subsection 38-6.6m.	
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.		

Kearny Zoning - LI Zone

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Kearny, NJ

LI ZONE - Limited Industrial

Permitted Principal Use	Permitted Accessory Use	Conditional Use
1. Research laboratories.	1. Off-street parking and loading facilities.	1. Essential services subject to subsection 38-6.6f.
2. Assembly or packaging of products from previously prepared materials.	2. Signs subject to subsection 38-6.8.	2. Outdoor storage subject to subsection 38-6.6h.
3. Manufacture, assembly and/or packaging of electronics and electric components, instruments, precision tools, time pieces.	3. Accessory storage within a wholly enclosed permanent structure of materials, goods and supplies intended for sale or consumption on the premises.	3. Billboards subject to sign subsection 38-6.6d.
4. Public utility buildings.	4. Other accessory uses subject to subsection 38-6.3.	4. Service stations subject to subsection 38-6.6i.
5. Painting plants or publishing houses.	5. Satellite dish antennas subject to subsection 38-6.240.	5. Automobile washing establishments subject to subsection 38-6.6c.
6. Light manufacturing operations.	6. Antenna, subject to subsection 38-6.6m.	6. Warehouses, commercial and industrial, subject to subsection 38-6.6j.
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.	7. Tower, subject to subsection 38-6.6m.	
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.		