

±54-Door Terminal Industrial Opportunity 1100 NEWARK TURNPIKE, KEARNY, NJ 07032

OPTIMAL IOS SITE IN KEARNY, NJ

56,700 Sq. Ft.
AVAILABLE

54 (10' x 10')
DOCK DOORS

15' Clear
CLEARANCE

Clear Span
COLUMN SPACING

Dry
SPRINKLERS

Yes
DIVISIBLE

PORT NY / NJ
IOS / TRUCK PARKING

Features

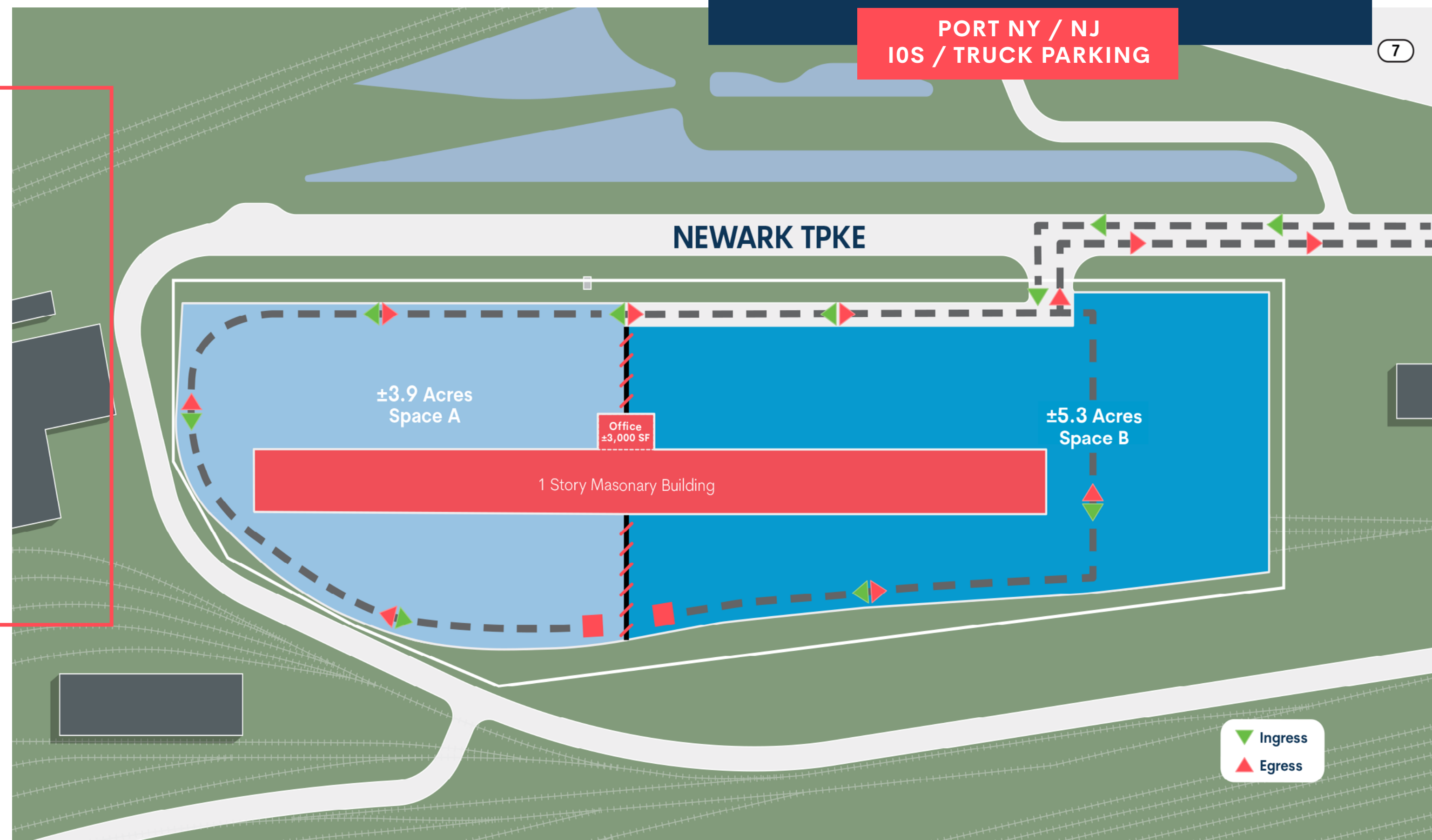
Immediately available for lease
56,700 sq.ft. space.

Efficient operations situated
on 9.3 acres.

Ample warehouse LED lighting
with motion sensors.

Located adjacent to CSX's
Intermodal Yard.

One entryway from Newark
Turnpike.



WHO WE ARE

More than a landlord. A partner.

As an operator of logistics properties on five continents, we have an unmatched perspective on what sits at the crossroads of innovation and distribution. It's this insight that gives us the ability to deliver time and again hubs of commerce that connect people and goods sustainably and efficiently.



Tailored to your needs

No matter your requirements, we build to the highest standards, delivering novel, efficiency-focused solutions



The Brookfield advantage

Our Brookfield global network offers a wealth of advantages – from investments in emerging technologies to sustainable solutions and infrastructure synergies.



Making sustainability a reality

Sustainability isn't just a buzzword. It's a commitment to be carbon neutral by 2050 advanced by a breadth of initiatives including LEED-certified design, solar-ready roofs, and low carbon building materials.



Culture of innovation

We foster a culture of innovation to identify and implement technologies that continuously improve our facilities – with a focus on efficiency and safety.

74M+

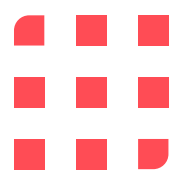
square feet of logistics space

550+

warehouse, distribution and cold storage properties

90M+

square foot development pipeline



Alternate Site Plan - Truck Terminal



This is a conceptual plan. It is based on preliminary information which is not fully verified and may be incomplete. It is meant as a comparative aid in examining alternate development strategies and any quantities indicated are subject to revision as more reliable information becomes available.

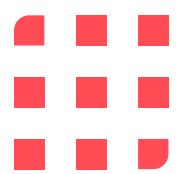
15'
Ceiling Height

Clear Span
Column Spacing

54
Dock Doors

On 9.3 AC
Trailer Parking

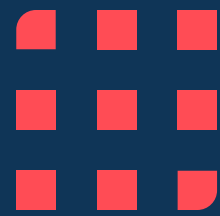
LED
Warehouse Lighting



Building Specifications

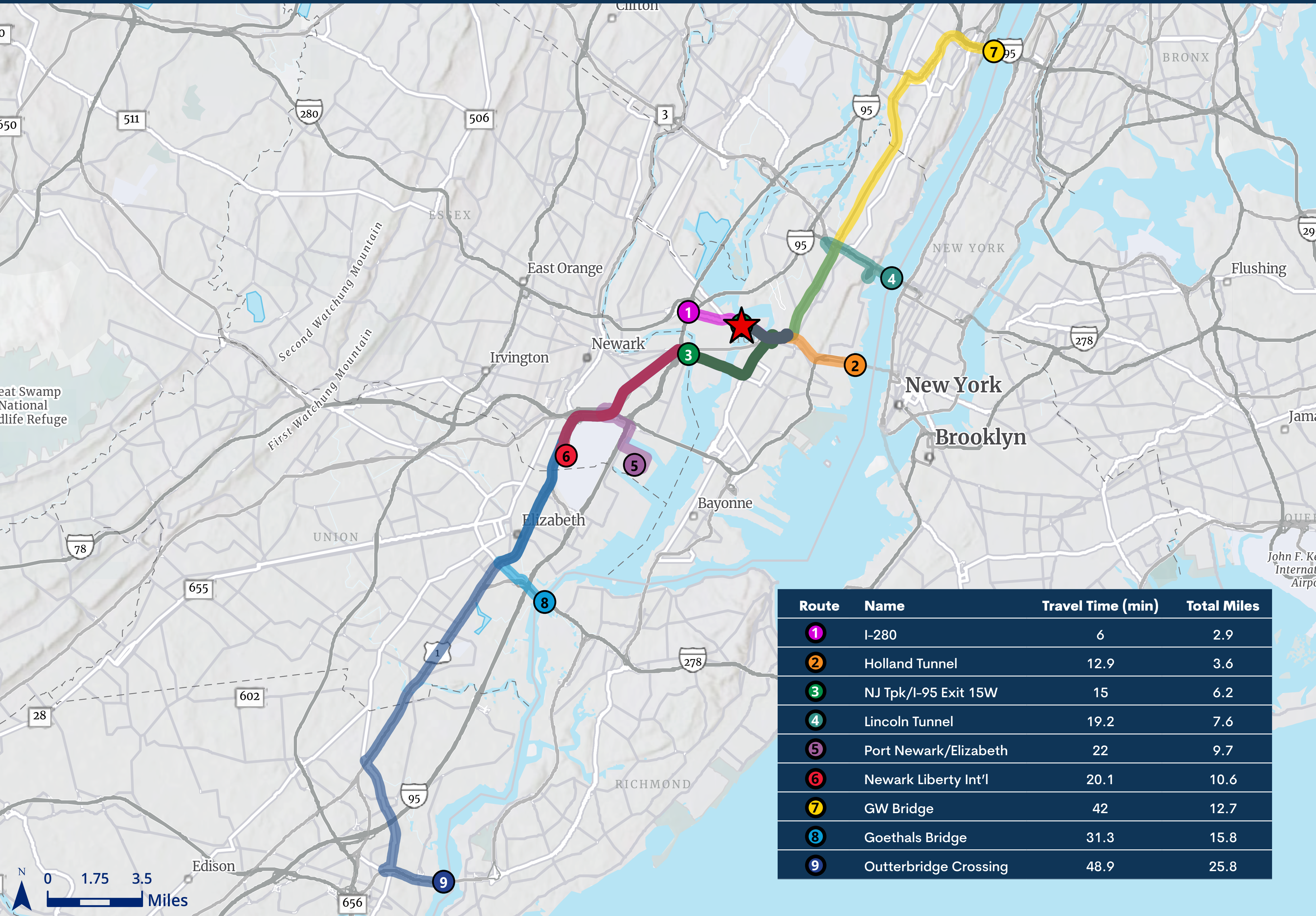
Building Size	56,700 sq. ft.
Available AC Size	3.9 AC - 5.3 AC - 9.3 AC
Building Dimensions	65' x 900'
Office	3,000 SF
Ceiling Height	15'
Column Spacing	Clear Span
Speed Bay Size	60'
Dock Doors	54 (10' x 10')
Drive-In Doors	TBD
Rail	Adjacent to CSX's Intermodal Yard
Trailer Parking	Situated on 9.3 AC
Sprinklers	Dry
Divisible	Yes
Warehouse Lighting	LED with Motion Sensors
Power:	3,000 Amp 3-Phase 277/80V





Area Map & Key Distances

Brookfield Properties



Route	Name	Travel Time (min)	Total Miles
1	I-280	6	2.9
2	Holland Tunnel	12.9	3.6
3	NJ Tpk/I-95 Exit 15W	15	6.2
4	Lincoln Tunnel	19.2	7.6
5	Port Newark/Elizabeth	22	9.7
6	Newark Liberty Int'l	20.1	10.6
7	GW Bridge	42	12.7
8	Goethals Bridge	31.3	15.8
9	Outerbridge Crossing	48.9	25.8



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Leasing Contacts



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Brookfield Properties

Kyle McGrady
Vice President

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