

## ±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

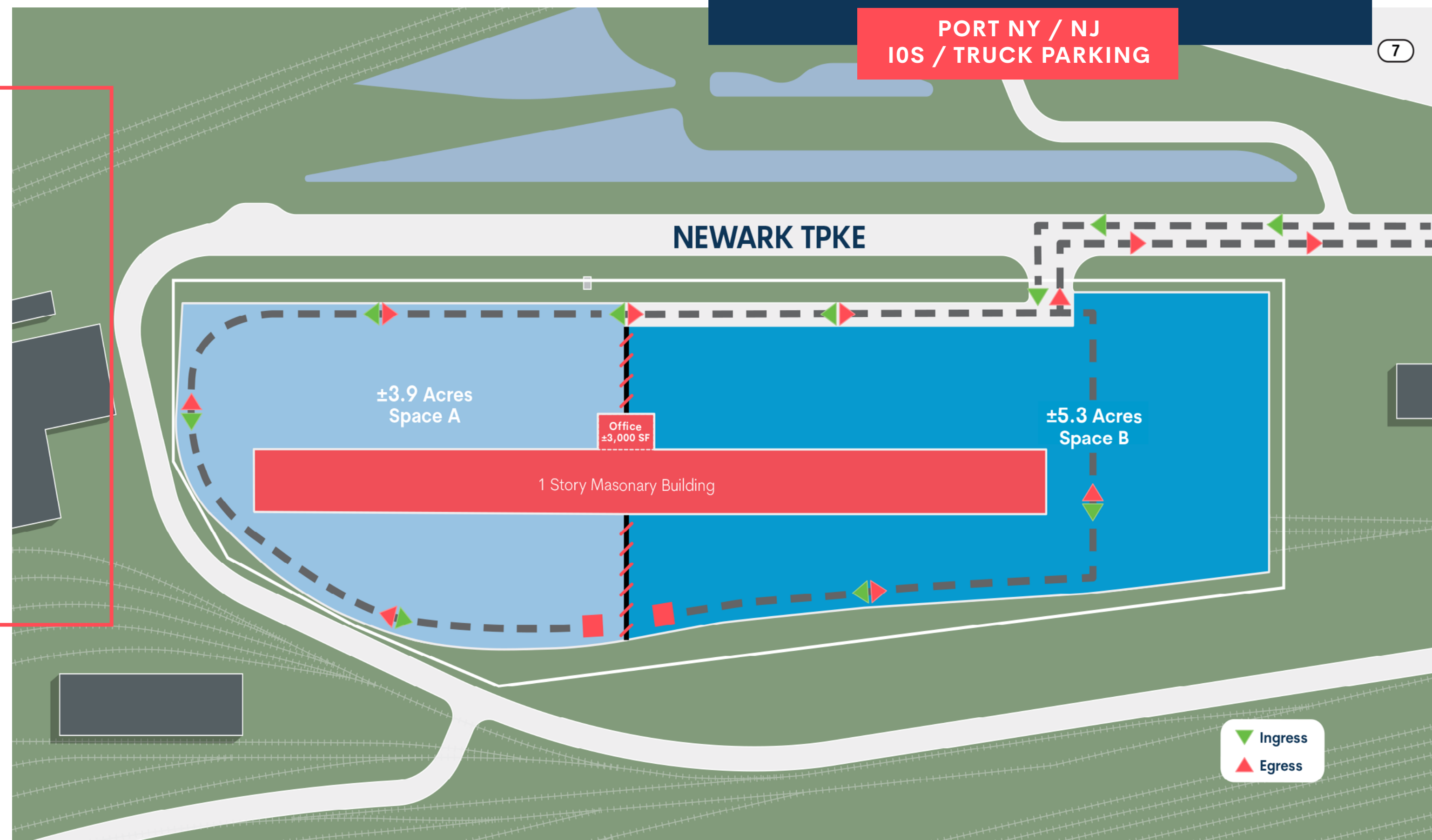
Immediately available for lease  
56,700 sq.ft. space.

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.

74M+

square feet of logistics space

550+

warehouse, distribution and cold storage properties

90M+

square foot development pipeline



### Tailored to your needs

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



### 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.



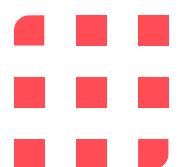
### The Brookfield advantage

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



### 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.



# Alternate Site Plan - Truck Terminal



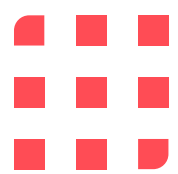
**15'**  
Ceiling Height

**Clear Span**  
Column Spacing

**54**  
Dock Doors

**On 9.3 AC**  
Trailer Parking

**LED**  
Warehouse Lighting



# Building Specifications

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



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## Leasing Contacts



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## Brookfield Properties

**Kyle McGrady**  
Vice President

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