



# BUILDINGS 2 / 3 / 4 Industrial

Location is eligible for Grow NJ and Urban Enterprise Zone Incentives.



For more information, contact exclusive leasing agent:

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# Site Plan

# BUILDINGS 2 / 3 / 4 Industrial



## BUILDING 2

<b>Building Size/Divisible</b>	86,625± SF
<b>Space Available</b>	86,625± SF
<b>Office Area</b>	5%
<b>Ceiling Height</b>	36' Clear
<b>Power</b>	1200 Amp 480 V
<b>Loading</b>	18 Tailboards
<b>Speed Bay</b>	60'
<b>Sprinkler</b>	ESFR Built to suit
<b>Car Parking</b>	68 Spaces
<b>Asking Rent</b>	Negotiable
<b>Availability</b>	2019
<b>Taxes</b>	TBD

## BUILDING 3

<b>Building Size/Divisible</b>	100,700± SF
<b>Space Available</b>	100,700± SF
<b>Office Area</b>	5%
<b>Ceiling Height</b>	36' Clear
<b>Power</b>	1200 Amp 480 V
<b>Loading</b>	19 Tailboards
<b>Speed Bay</b>	60'
<b>Sprinkler</b>	ESFR Built to suit
<b>Car Parking</b>	86 Spaces
<b>Asking Rent</b>	Negotiable
<b>Availability</b>	2019
<b>Taxes</b>	TBD

## BUILDING 4

<b>Building Size/Divisible</b>	91,000± SF
<b>Space Available</b>	91,000± SF
<b>Office Area</b>	5%
<b>Ceiling Height</b>	36' Clear
<b>Power</b>	1200 Amp 480 V
<b>Loading</b>	35 Tailboards
<b>Speed Bay</b>	60'
<b>Sprinkler</b>	ESFR Built to suit
<b>Car Parking</b>	56 Spaces
<b>Asking Rent</b>	Negotiable
<b>Availability</b>	2019
<b>Taxes</b>	TBD



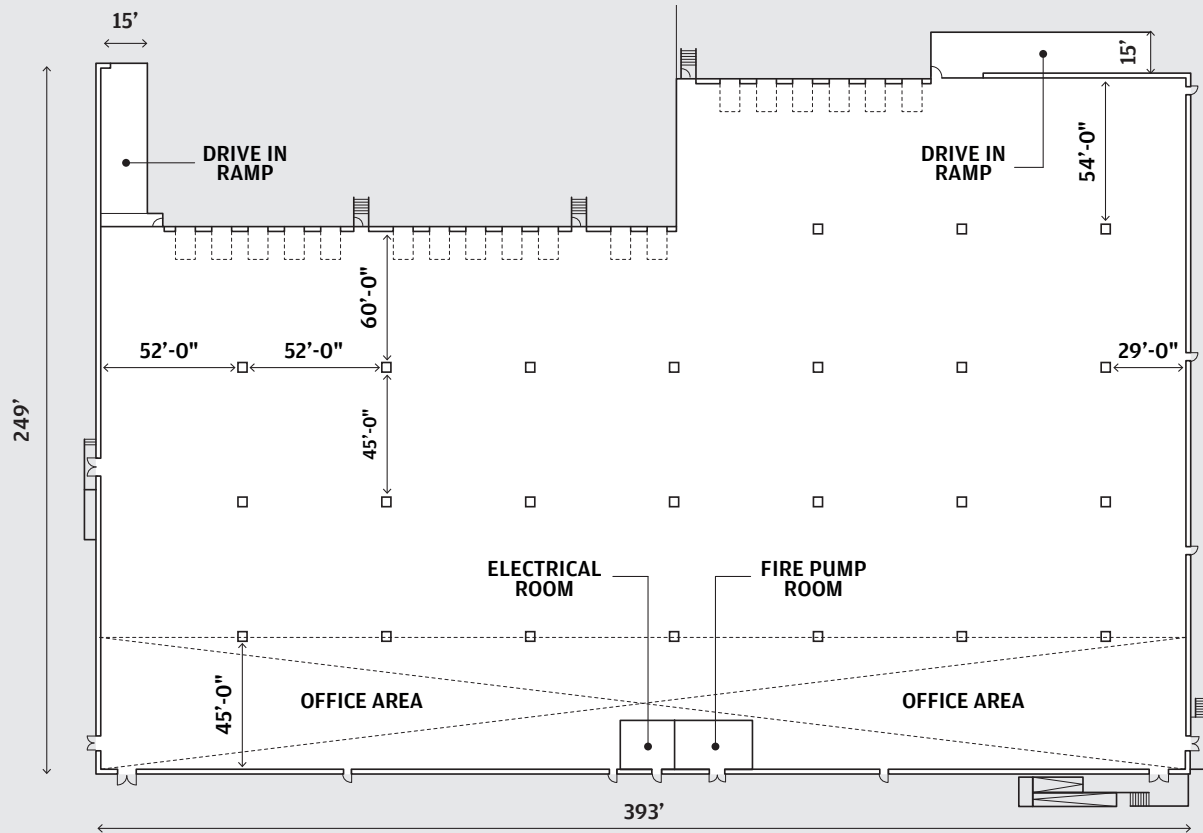
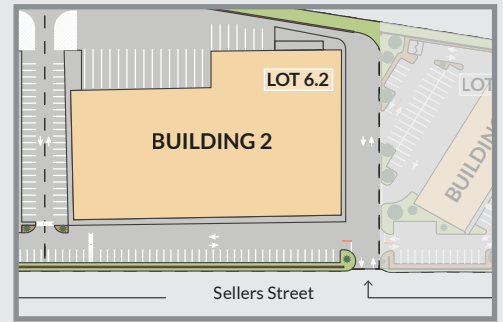
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# BUILDING 2 / Industrial

## Proposed Ground Floor Plan



### BUILDING 2



**Building Size/Divisible** 86,625± SF

**Space Available** 86,625± SF

**Office Area** 5%

**Ceiling Height** 36' Clear

**Power** 1200 Amp 480 V

**Speed Bay** 60'

**Loading** 18 Tailboards

12 Full Position  
6 Box Truck

2 Drive In Doors

**Sprinkler** ESFR Built to suit

**Car Parking** 68 Spaces

**Asking Rent** Negotiable

**Availability** 2019

**Taxes** TBD



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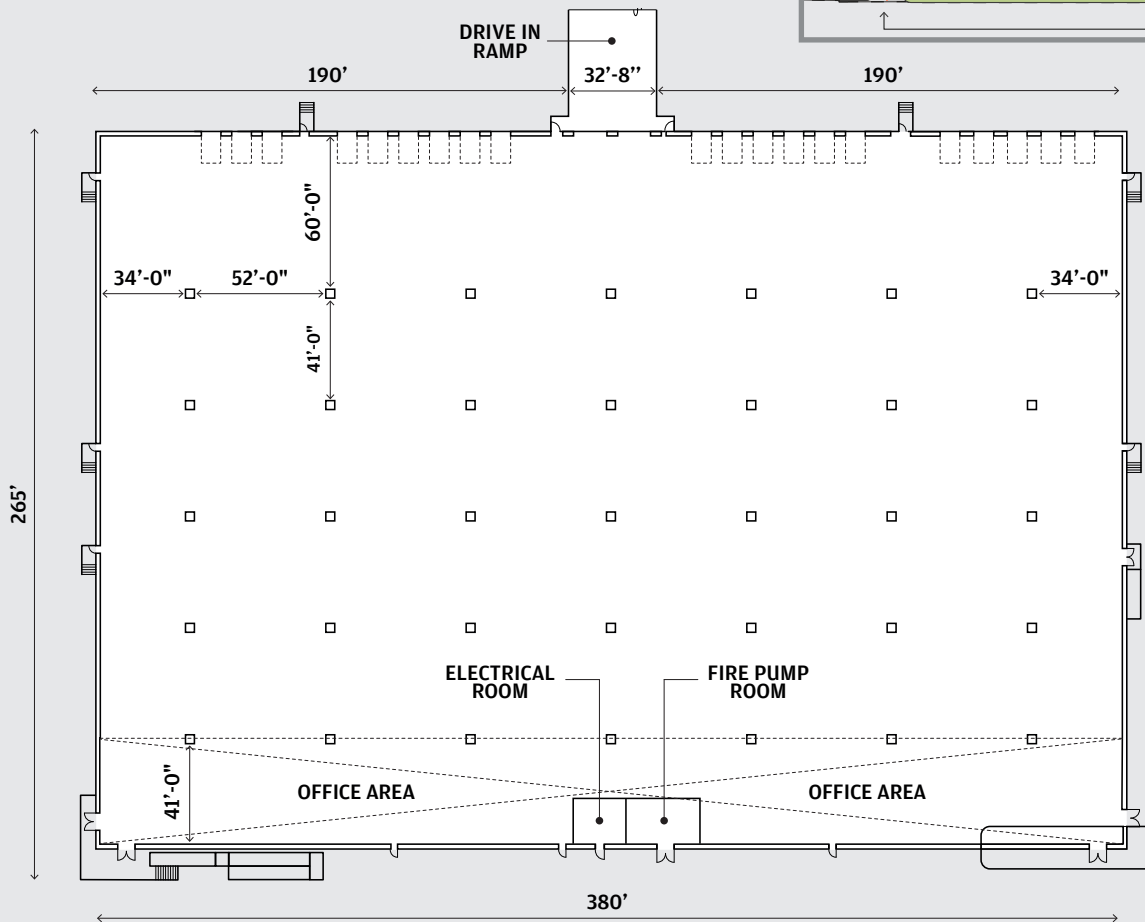
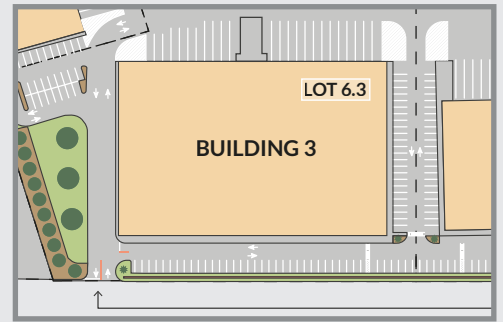


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# BUILDING 3 / Industrial

## Proposed Ground Floor Plan



### BUILDING 3



<b>Building Size/Divisible</b>	100,700± SF
<b>Space Available</b>	100,700± SF
<b>Office Area</b>	5%
<b>Ceiling Height</b>	36' Clear
<b>Power</b>	1200 Amp 480 V
<b>Loading</b>	19 Tailboards 16 Full Position 3 Box Truck 2 Drive In Doors

<b>Speed Bay</b>	60'
<b>Sprinkler</b>	ESFR Built to suit
<b>Car Parking</b>	86 Spaces
<b>Asking Rent</b>	Negotiable
<b>Availability</b>	2019
<b>Taxes</b>	TBD

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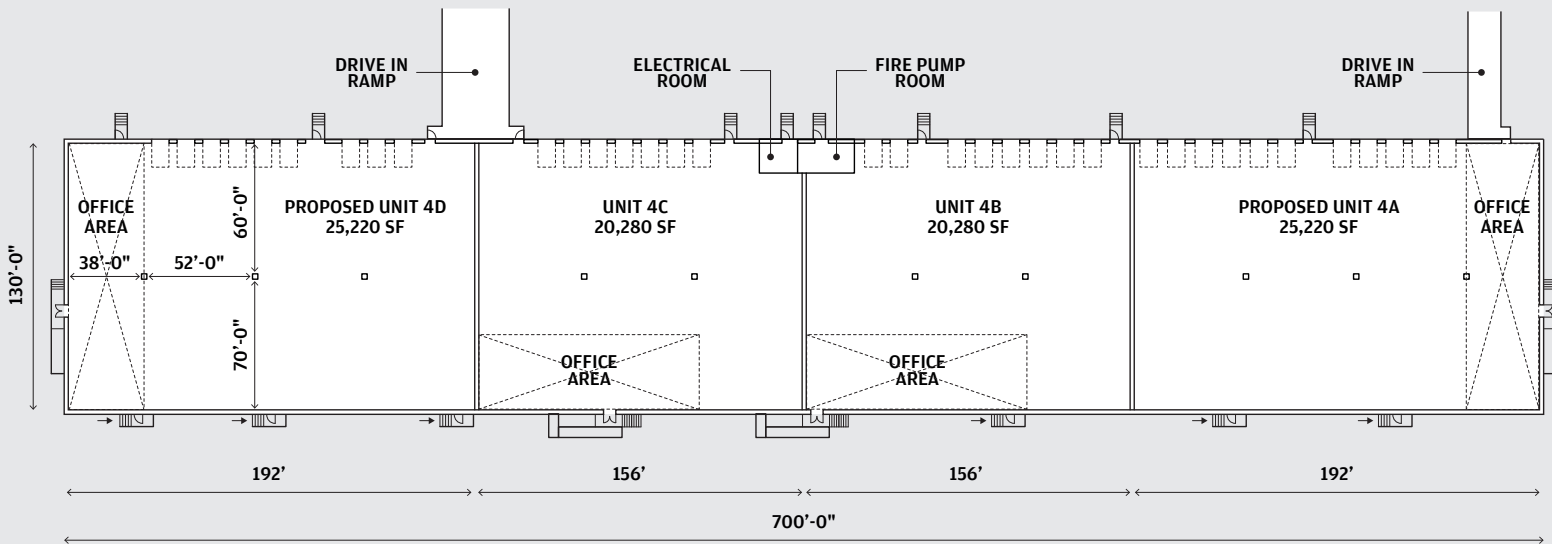
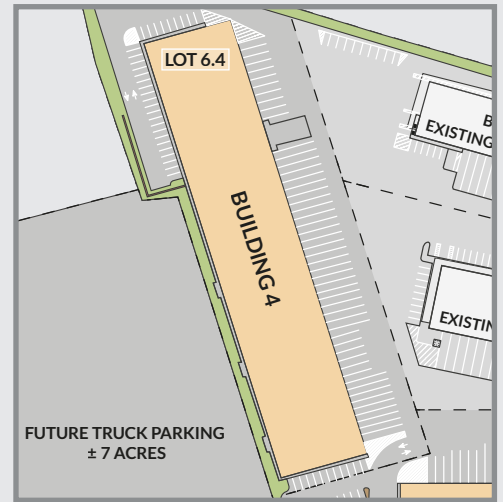
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# BUILDING 4 / Industrial

## Proposed Ground Floor Plan



### BUILDING 4



<b>Building Size/Divisible</b>	91,000± SF	<b>Sprinkler</b>	ESFR Built to suit	
<b>Space Available</b>	91,000± SF	<b>Car Parking</b>	43 Spaces	
<b>Office Area</b>	5%	<b>Asking Rent</b>	Negotiable	
<b>Ceiling Height</b>	36' Clear	<b>Availability</b>	2019	
<b>Power</b>	1200 Amp 480 V	<b>Taxes</b>	TBD	
<b>Speed Bay</b>	60'			
<b>Loading</b>	<b>Unit A</b>	<b>Unit B</b>	<b>Unit C</b>	<b>Unit D</b>
35 Tailboards	5 Full Position	3 Full Position	7 Full Position	3 Full Position
18 Full Position	6 Box Truck	5 Box Truck		6 Box Truck
17 Box Truck	1 Drive In Doors		1 Drive In Doors	1 Drive In Doors



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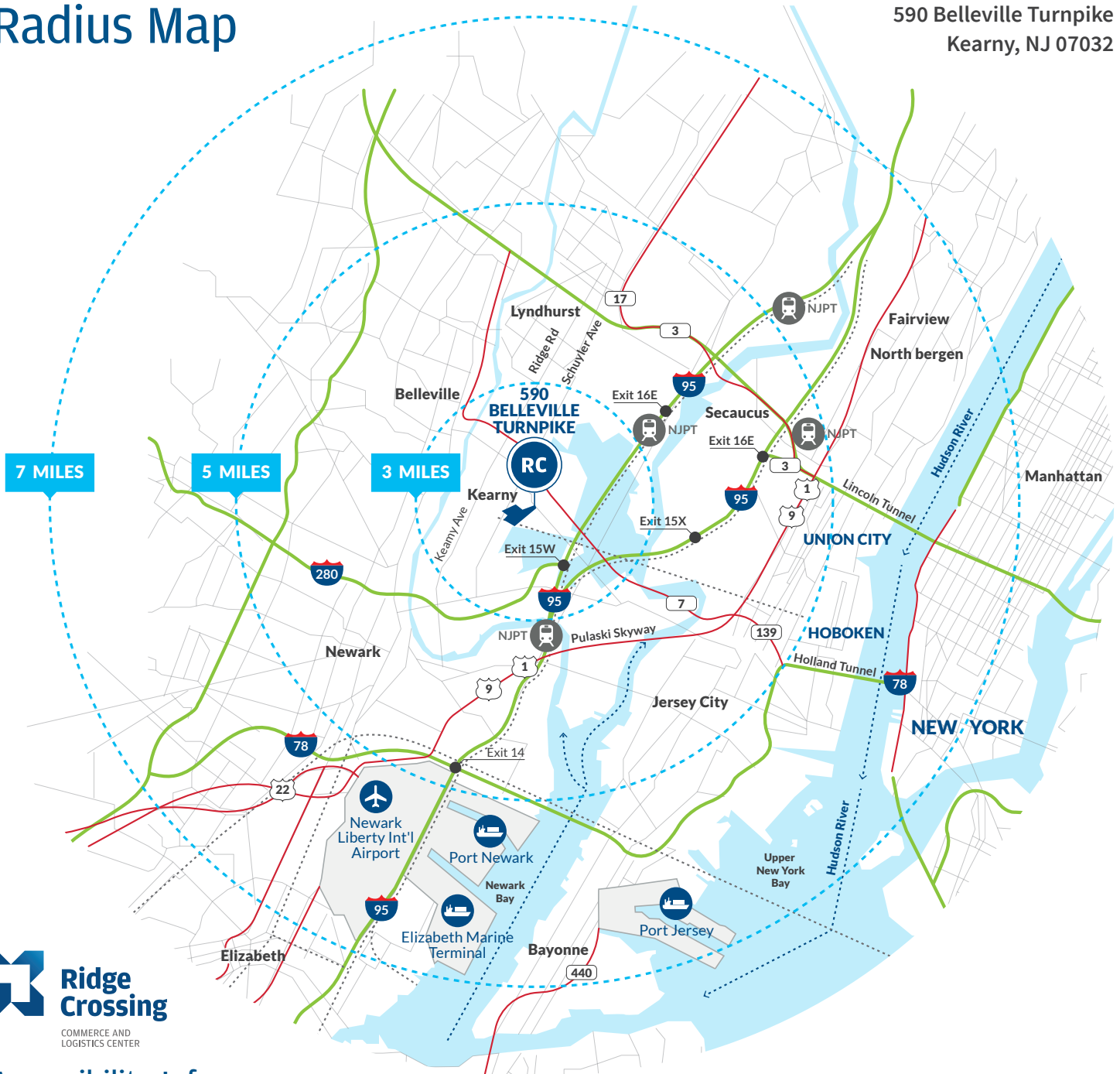
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# Radius Map

590 Belleville Turnpike  
Kearny, NJ 07032



## Accessibility Info

	<b>Newark Airport</b>	17 Min	11.2 Miles
	<b>Port Newark</b>	20 Min	11.3 Miles
	<b>Port Jersey</b>	20 Min	12.9 Miles

	<b>NJ Turnpike</b>	9 Min	3.9 Miles
	<b>I-280</b>	7 Min	2.9 Miles
	<b>Route 1</b>	14 Min	5.2 Miles
	<b>1-78</b>	13 Min	8.7 Miles
	<b>Holland Tunnel</b>	19 Min	6.4 Miles
	<b>Lincoln Tunnel</b>	18 Min	11.4 Miles
	<b>GW Bridge</b>	23 Min	18.8 Miles

- Distance (Miles)
- Interstate Highway
- Highway
- Shipping Routes
- Railway
- US Route
- Exit

# Site Plan

# BUILDING 1 / Commercial

## 590 Belleville Turnpike



**BUILDING 1**  
**Ground Floor**  
 Multi-Tenant Retail  
**Second Floor**  
 Class A  
 Office Space

<b>Building Size/Divisible</b>	20,000± SF
<b>Space Available</b>	20,000± SF
<b>Ceiling Height</b>	18' Clear
<b>Power</b>	To Suit
<b>Sprinkler</b>	Yes

<b>Car Parking</b>	100 Spaces
<b>Asking Rent</b>	Negotiable
<b>Availability</b>	2019
<b>Taxes</b>	TBD




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