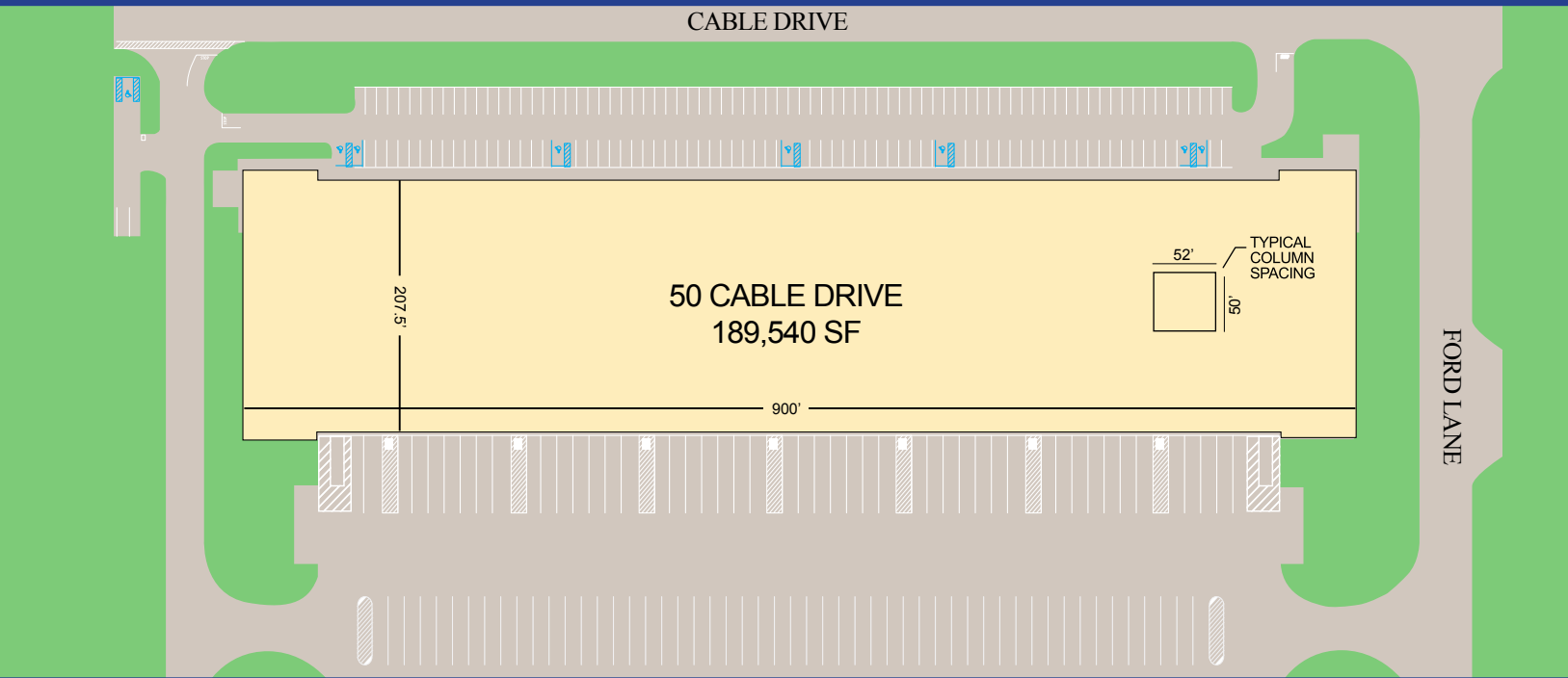


**FOR LEASE**

# 50 Cable Drive

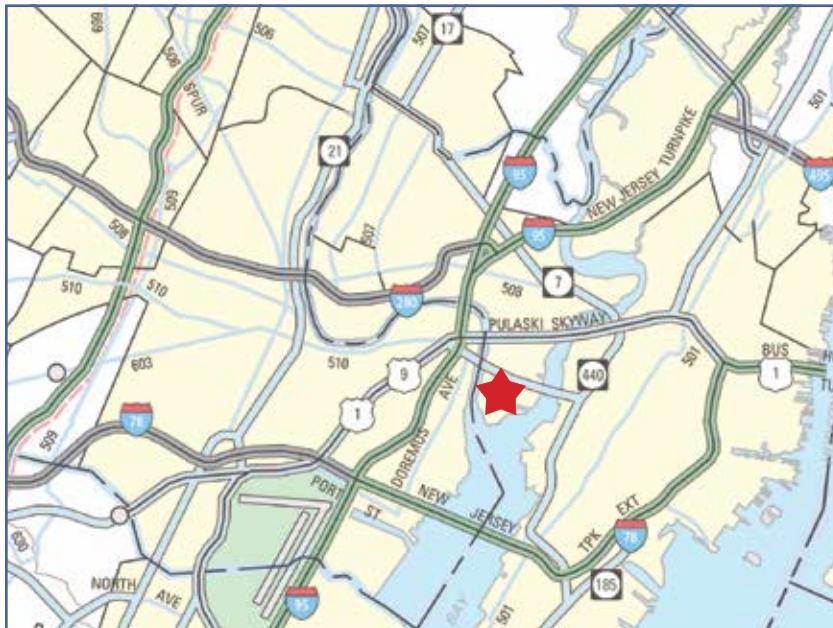
Kearny, NJ 07032



**Available:** 46,500 SF  
**Occupancy:** 12/1/2023  
**Zoning:** SKI-S; Warehouse, Distribution, and Manufacturing  
**Wall Construction:** Precast Concrete  
**Ceiling Height:** 36'  
**Column Spacing:** 52'x 50' Typical  
**Building Depth:** 208'

**Warehouse Slab:** 7" w/Ashford Formula Sealer  
500 lb. Floor Load  
**Dock Loading:** 9 (9'x10') Dock High Doors  
1 (13'x16') Drive In Doors  
**Sprinkler System:** ESFR  
**Power:** 2000 AMP, 277/480 Volt  
3-Phase, 4 Wire  
**Roof System:** SBS Modified Built Up Asphalt  
**Parking:** 25 Car Parking / 4 Trailers





- Gated Urban Industrial Park with 24/7 On-Site Security
- On-Site Management
- Urban Enterprise Zone
- Foreign Trade Zone
- U.S. Routes #1 & 9 – Direct access
- N.J. Turnpike (Exit15E) – ¼ mile
- I-280 – 2 miles
- Holland Tunnel – 3.5 miles
- Lincoln Tunnel – 5.7 miles
- George Washington Bridge – 11 miles
- Newark International Airport – 3.8 miles
- Ports Newark & Elizabeth – 3 miles
- I-80 – 10.3 miles

## Alan M. Lambiase, CCIM

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