

Specifications

±5,500 SF
BUILDING SIZE

±1 AC (Block 134, Lot 16)
LOT SIZE

16'
CEILING HEIGHT

2 Truck Repair Bays
BAYS

Fenced
YARD

M
ZONING

\$18,733.75 (2025)
TAXES

0.7 Miles to I-95 Exit 15W
3.4 Miles to US Hwy 1 & 9
ACCESSIBILITY

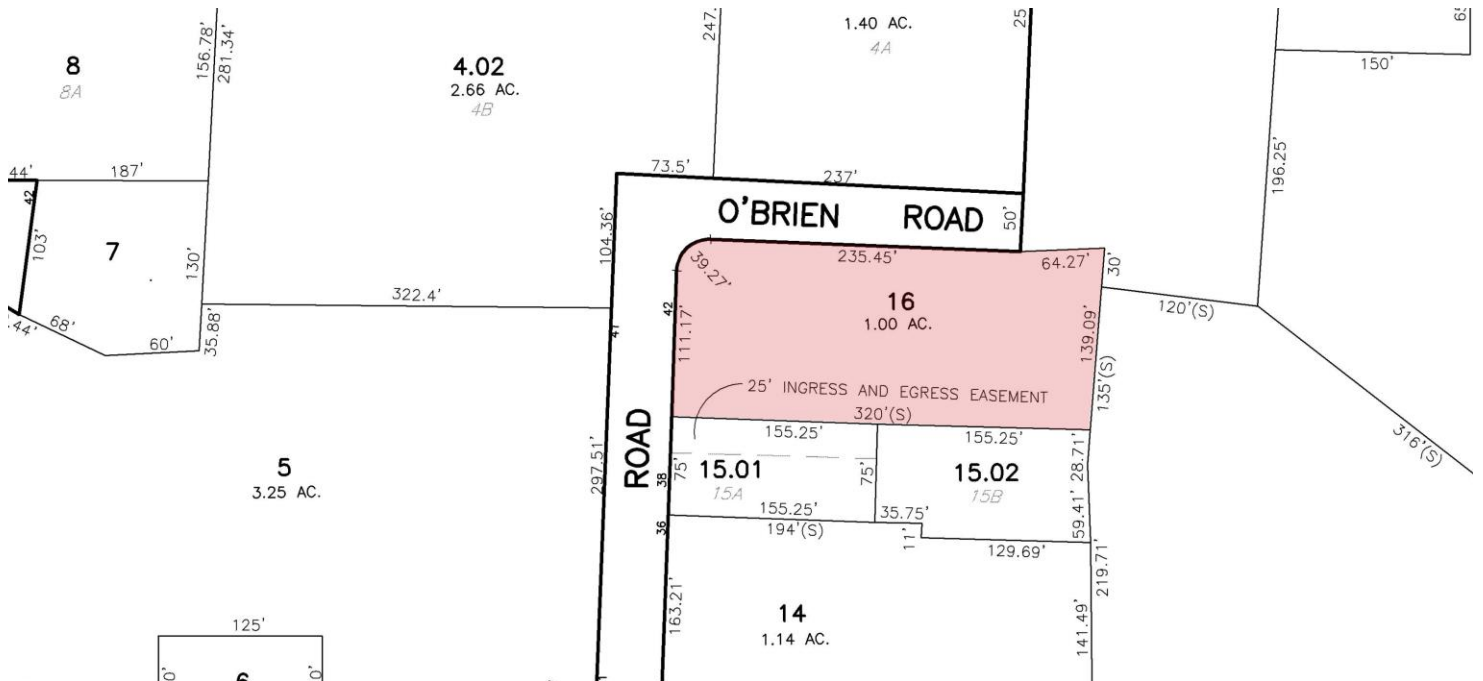
For additional property information or to arrange an inspection, please contact the exclusive brokers:

Kenneth F. Crimmins, CCIM, SIOR
Chairman & CEO
973.379.6644 x 111
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Executive Director
973.379.6644 x 142
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FOR LEASE | 40-44 O'BRIEN ROAD | KEARNY, NJ



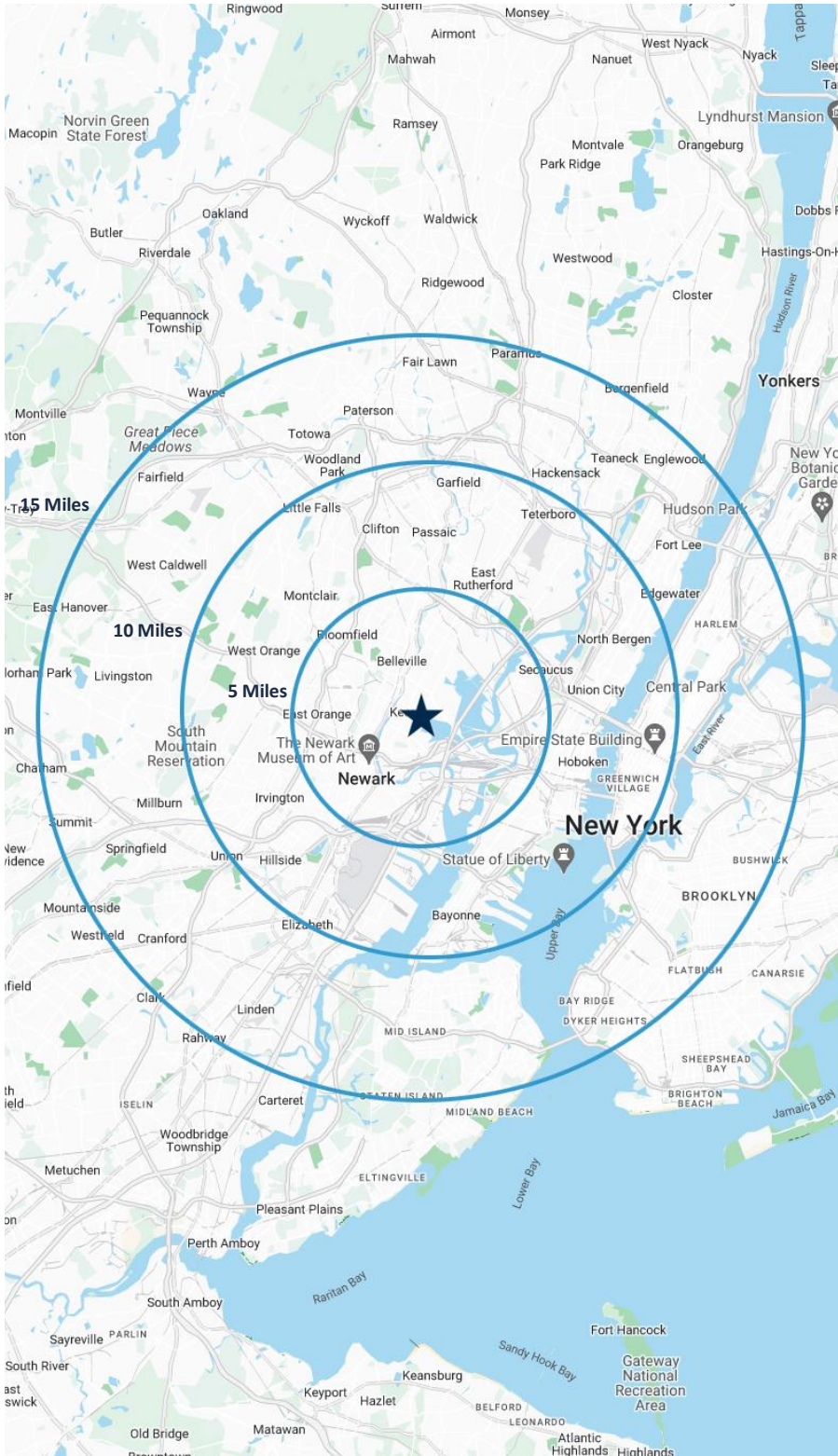
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5 MILES

- Total Population: 773,014
- Households: 297,632
- Median Household Income: \$79,820
- Average Household Size: 2.5
- Transportation to Work: 396,834
- Labor Force: 624,590

10 MILES

- Total Population: 3.92M
- Households: 1.69M
- Median Household Income: \$116,442
- Average Household Size: 2.2
- Transportation to Work: 2.18M
- Labor Force: 3.27M

15 MILES

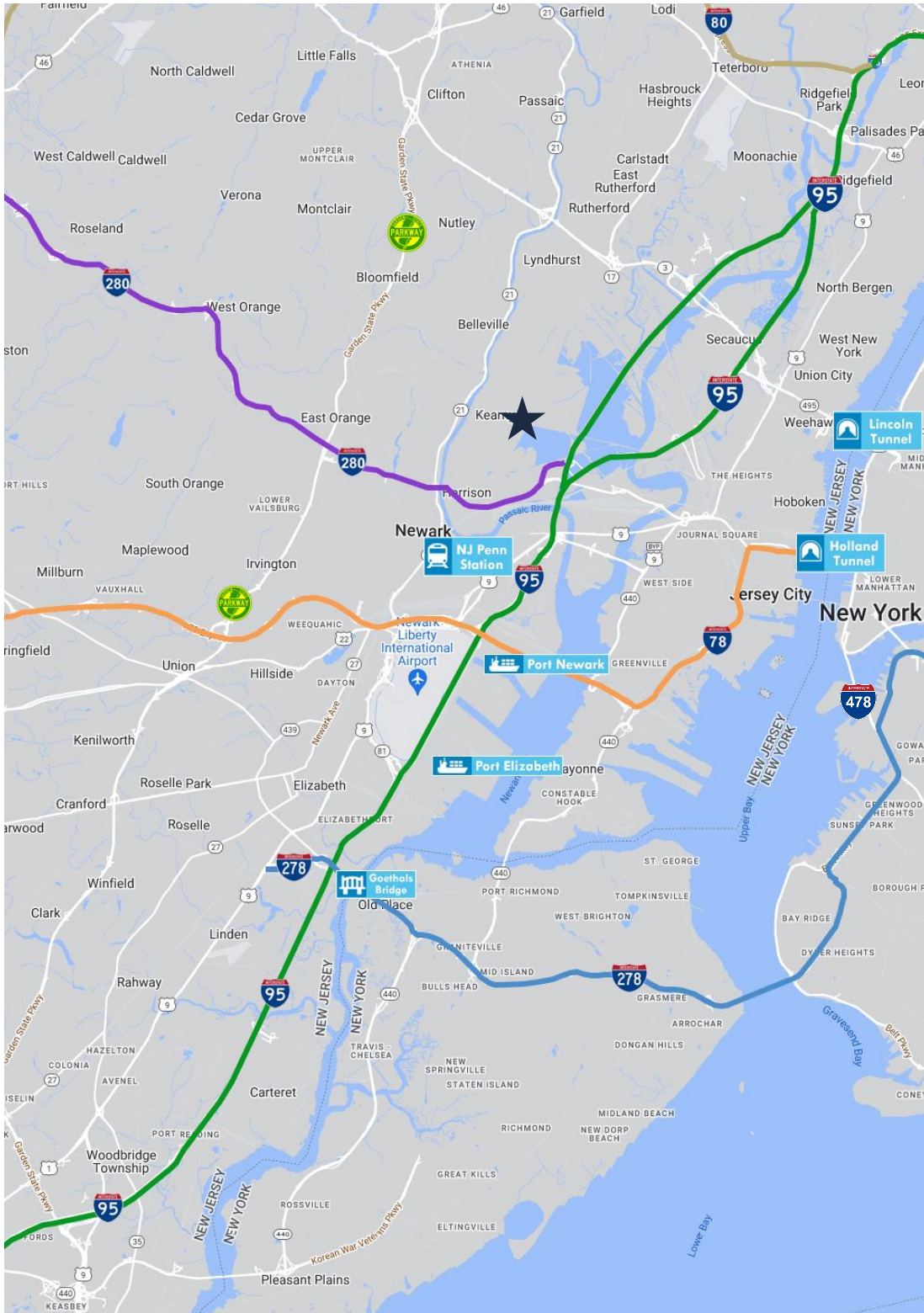
- Total Population: 9.26M
- Households: 3.69M
- Median Household Income: \$99,657
- Average Household Size: 2.4
- Transportation to Work: 4.85M
- Labor Force: 7.59M

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ACCESSIBILITY

-  0.7 MI
I-95 Exit 15
-  3.4 MI
US Hwy 1 & 9
-  3.5 MI
I-280
-  6.9 MI
Holland Tunnel
-  7.5 MI
Newark Penn Station
-  8.9 MI
Lincoln Tunnel
-  10.2 MI
I-78 Exit 58
-  11.0 MI
Ports Newark & Elizabeth
-  12.6 MI
Newark Airport

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