

140 Kero Road

CARLSTADT, NJ 07072

Features

70,306 sq. ft.

Available

9,891 sq. ft.

Office Area

22'

Clear Height

6 total

Dock Doors

52 total

Auto Parking

25 total

Trailer Parking



On the ground. *By your side.*

Real estate works better when the people behind it understand your business.

That's why our teams stay close —to our properties, our markets, and the businesses that operate within them. We bring local knowledge and hands-on operating experience to the relationship, backed by the reach and resources of a global real estate platform.

For you, that means a partner who understands what it takes to keep your operation moving. A team that listens, responds, and works alongside you as your needs change. And access to ideas, capabilities, and experience drawn from a global network.

Because the best real estate relationships aren't managed from a distance. They're built on the ground.



90M+

square feet of logistics space

680+

warehouse, distribution and cold storage properties

83M+

square foot logistics development pipeline



Building Highlights

 **52**
Automobile Parking

 **4.06**
Acres

 **22'**
Clear Height

 **44'x30'**
Column Spacing

 **6**
Dock Doors

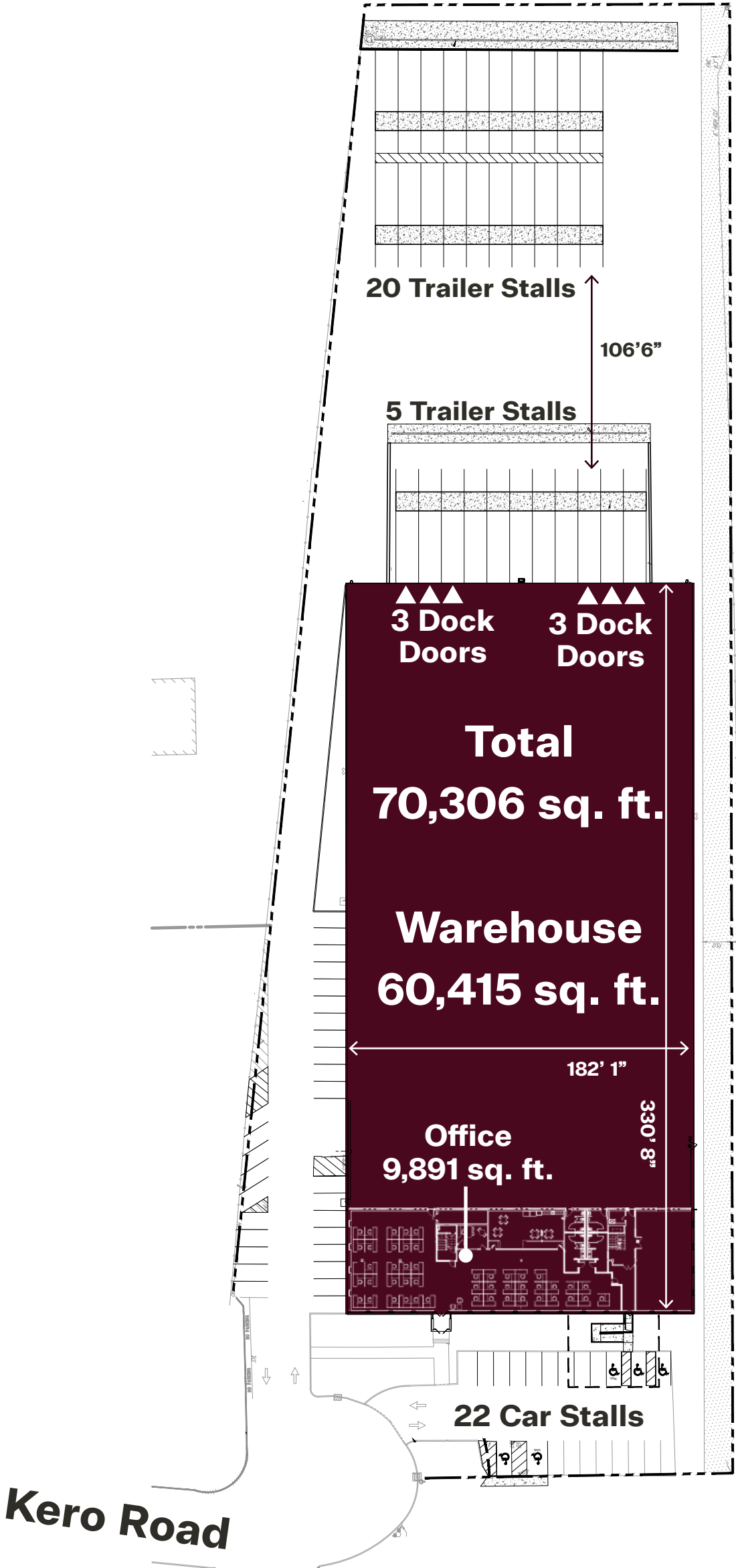
 **25**
Trailer Parking

Building Specs

Available	70,306 sq. ft.
Office Space	9,891 sq. ft.
Acres	4.06
Clear Height	22'
Column Spacing	44' x 30'
Dock Doors	6
Automobile Parking	52
Trailer Parking	25
Sprinklers	Wet 0.25 GPM
Power	2,000 Amps, 277/480V

Building Area

Warehouse	60,415 sq. ft.
First Floor Office	9,891 sq. ft.
Total	70,306 sq. ft.



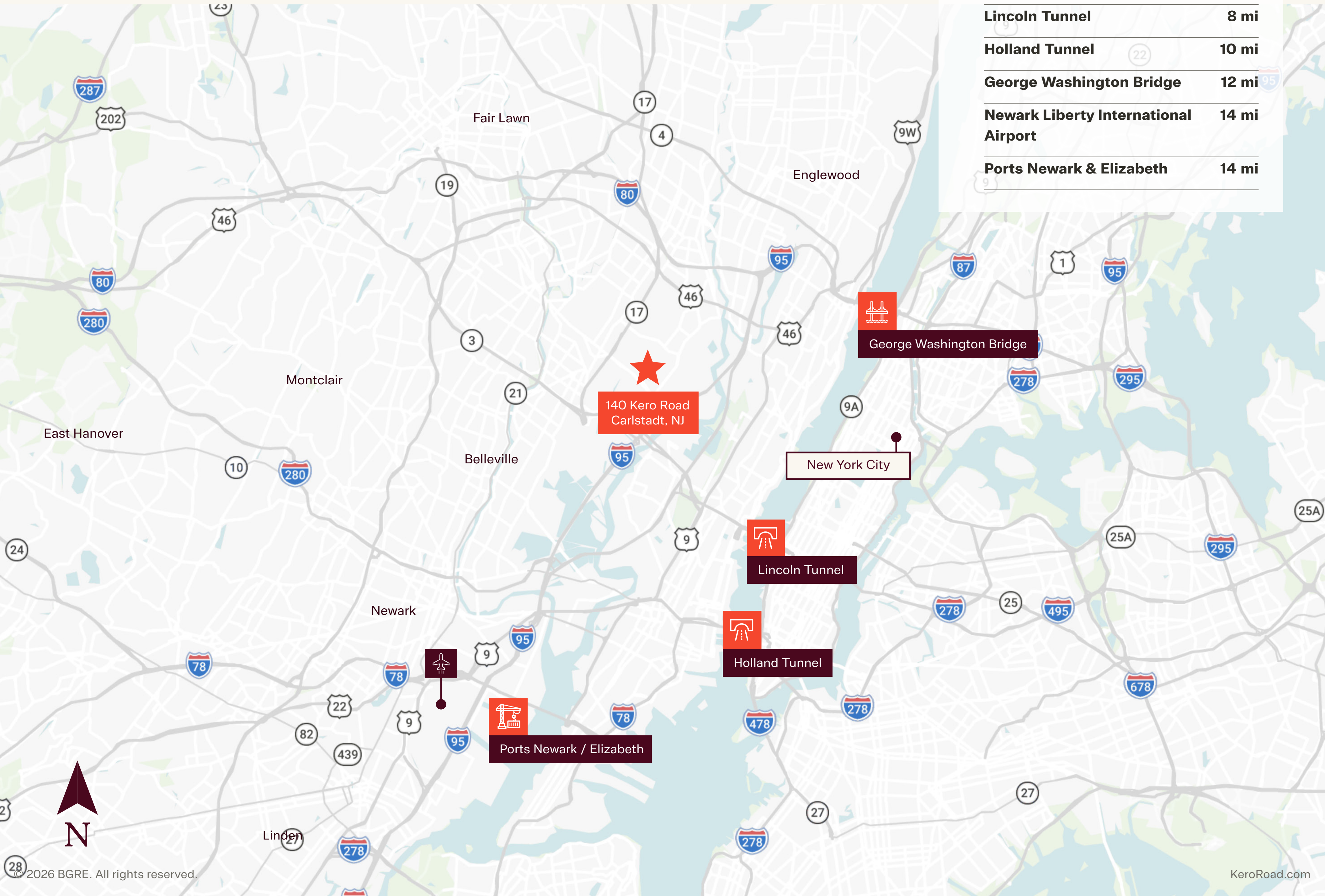
Completed Improvements!

- ✓ Full Office Renovation
- ✓ Interior / Exterior Paint
- ✓ LED Lighting
- ✓ Additional Car & Trailer Parking
- ✓ Dock Packages

Area Map & Key Distances

Key Distances

Lincoln Tunnel	8 mi
Holland Tunnel	10 mi
George Washington Bridge	12 mi
Newark Liberty International Airport	14 mi
Ports Newark & Elizabeth	14 mi







Sustainability that *delivers value.*

We focus on practical sustainability improvements that can lower utility use and costs, improve building performance and strengthen resilience — while working alongside you to explore energy solutions shaped around your needs.

- **Efficiency that can lower costs.** Energy-efficient building improvements can reduce utility use and costs while supporting a more comfortable workplace.
- **Better information.** Building performance data gives you greater visibility into how your space is operating, helping inform decisions, and support ESG reporting.
- **Energy, shaped around your needs.** We start with your operation and your priorities. Together, we can explore renewables, battery storage, EV charging and emerging technologies — focusing on what makes sense for your business.
- **A partner as your needs evolve.** We work alongside you throughout your lease, with solutions that can adapt as your operational and energy needs change.



140 Kero Road

CARLSTADT, NJ 07072



Leasing Contacts

Larry Schiffenhaus

201.712.5800
larry.schiffenhaus@cbre.com
Vice Chairman

Brian Golden

201.712.5601
brian.golden@cbre.com
Executive Vice President

CBRE

Thomas Monahan

201.712.5610
thomas.monahan@cbre.com
Vice Chairman

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

BGRE

Ivan Bushka

551.244.0104
ivan.bushka@bgre.com
KeroRoad.com