

5 JUST ROAD, FAIRFIELD, NJ



16,269 SF FOR LEASE ♦ AVAILABLE IMMEDIATELY

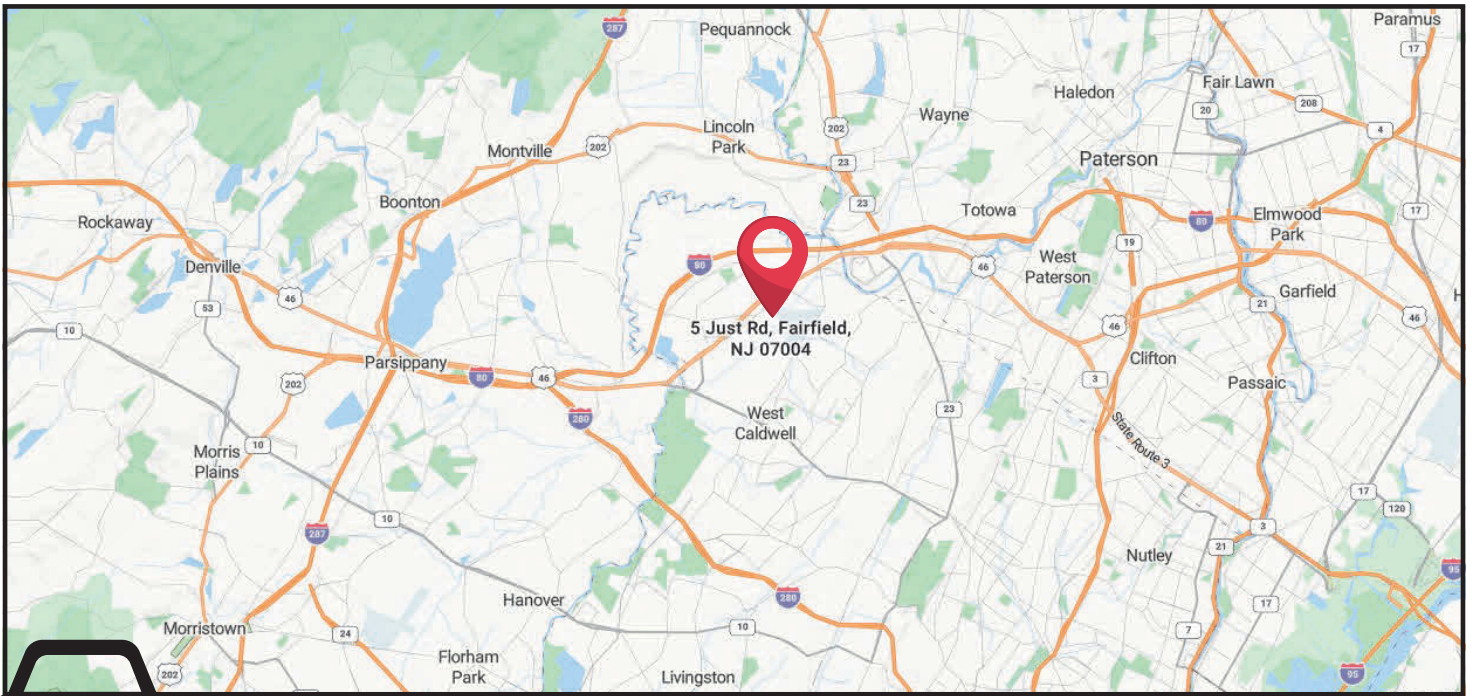
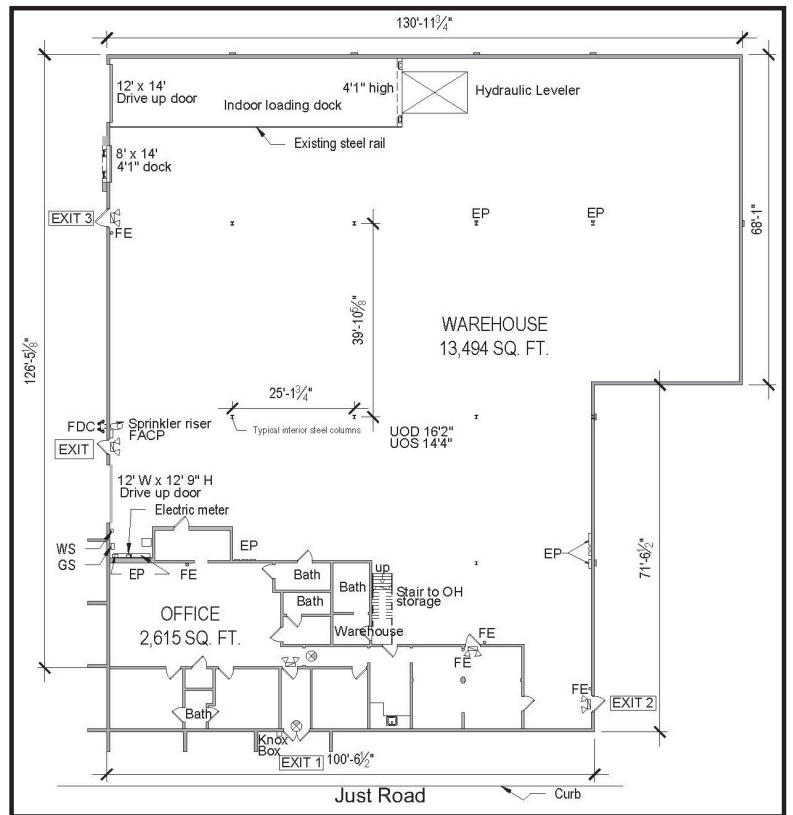
PROPERTY SPECIFICATIONS:

- | | | | |
|------------------|--|-------------------|------------------------|
| • Building Size: | 16,269 SF | • Parking: | ± 40 Spaces |
| • Office Area: | ± 2,500 SF | • Heating: | Gas |
| • Loading: | 1 Interior Tailgate
1 Exterior Tailgate
1 Drive-in | • Utilities: | City Water & Sewer |
| • Ceiling: | 15' Clear | • Column Spacing: | 28' x 35' |
| • Power: | 800 Amps @ 208 Volts
(3-Phase) | • Lot Size: | .80 Acres |
| | | • Year Built: | 1969 |
| | | • Zoning: | L-I (Light Industrial) |
| | | • Lease Rate: | \$13.00 PSF NNN |

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HIGHLIGHTS:

- ✓ Free-Standing Building
- ✓ Air Lines
- ✓ Exhaust Fans
- ✓ New Roof
- ✓ New Parking Lot
- ✓ Bonus Mezzanine Storage Space



LESS THAN 3 MILES TO ROUTE 46, ROUTE 23 & I-80

For more information, please contact our corporate office at 973-299-0900 or reach out directly to our Exclusive Brokers listed below:



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