

# 7 MADISON ROAD Fairfield, NJ



## FOR SUBLEASE

### BUILDING SPECIFICATIONS:

- |                               |              |                          |                      |
|-------------------------------|--------------|--------------------------|----------------------|
| • <b>Available Space:</b>     | 17,000 SF    | • <b>Loading:</b>        | 2 Tailgates          |
| • <b>Total Building Size:</b> | 40,215 SF    | • <b>Parking:</b>        | +/- 2.0 per 1,000 SF |
| • <b>Office Area:</b>         | +/- 1,500 SF | • <b>Ceiling Height:</b> | 22'                  |
| • <b>Land Area:</b>           | 3.54 Acres   | • <b>Lease Price:</b>    | \$16.50 PSF NNN      |
| • <b>Sprinkler:</b>           | Wet          | • <b>OPEX:</b>           | +/- \$4.75 PSF       |

### Highlights:

*Corporate park setting, monument and building signage available, and convenient to all major highways.*

*For more information, please contact:*

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 973-299-0900



# LOADING DOCKS:



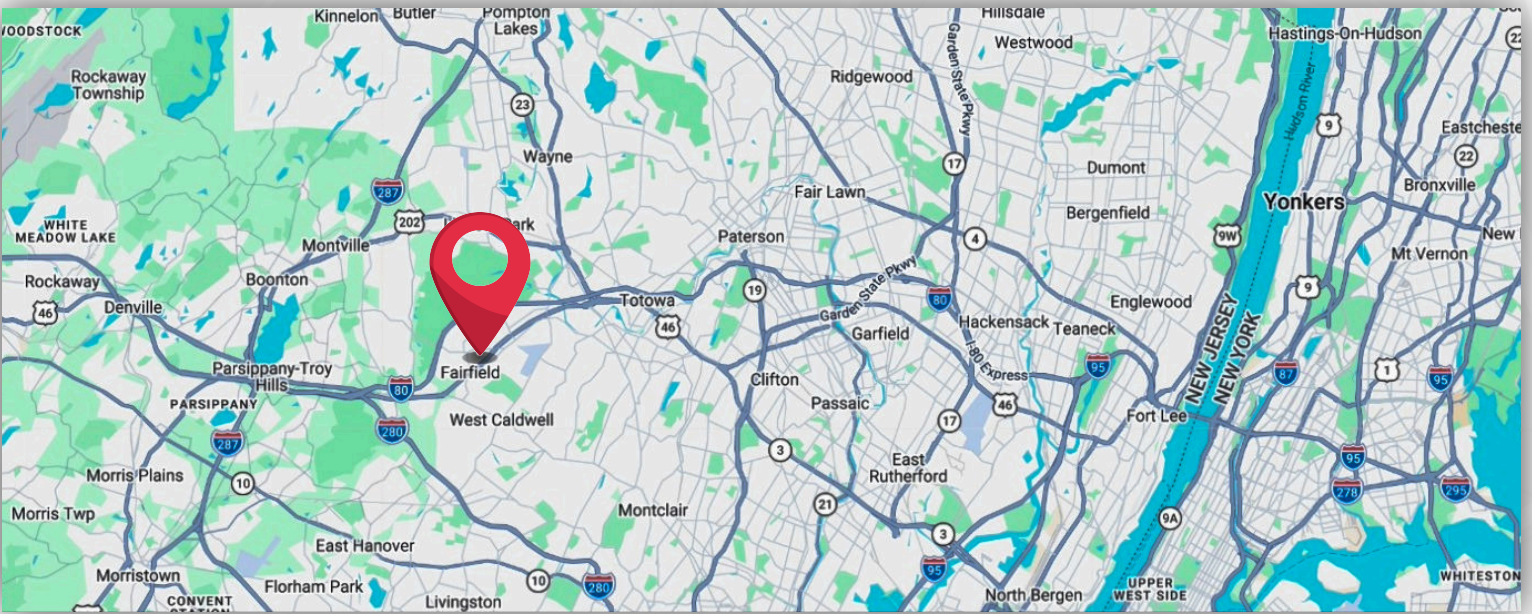
**AVAILABLE  
NOW**

## AERIAL VIEW:



7 Madison Rd, Fairfield, NJ Parcel Map

## ROAD MAP:



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