

**275 Route 46
Fairfield, NJ**

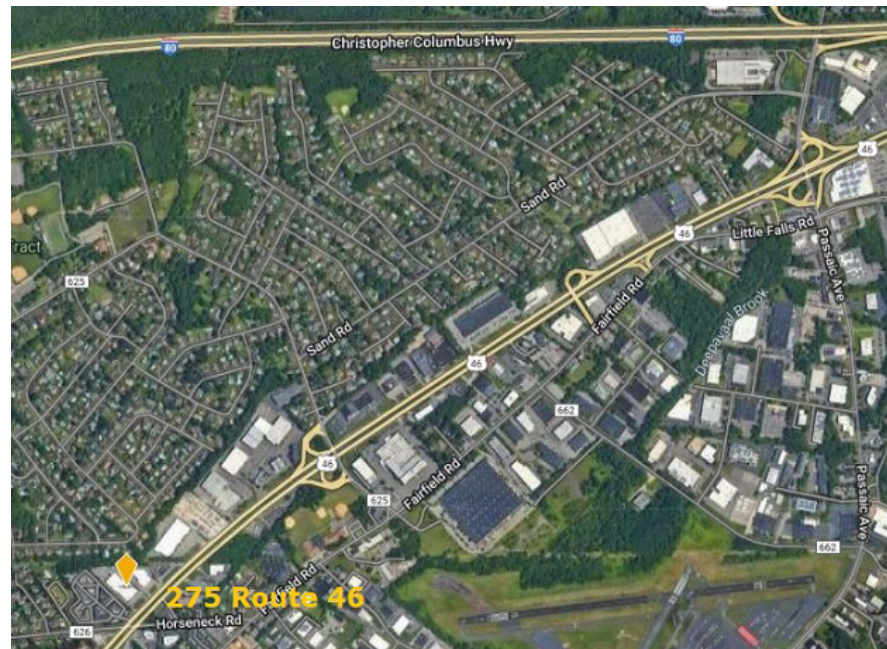


FOR LEASE – Flex/Light Industrial

PROPERTY SPECS:

Space Available:	43,371 SF
Loading:	5 tailgates, 1 drive-in
Ceiling Height:	20'
Parking:	+/- 96 spaces
Availability:	Immediate
Lot Size:	2.92 acres
Zoning:	HD-46
Taxes & CAM:	\$3.50 PSF
Lease Rate:	\$18.75 PSF NNN

Comments: Route 46 visibility and frontage. Signage available. Ideal for distribution, supply house/counter sales, and showroom. Will consider dividing the space.



For more information, please contact:

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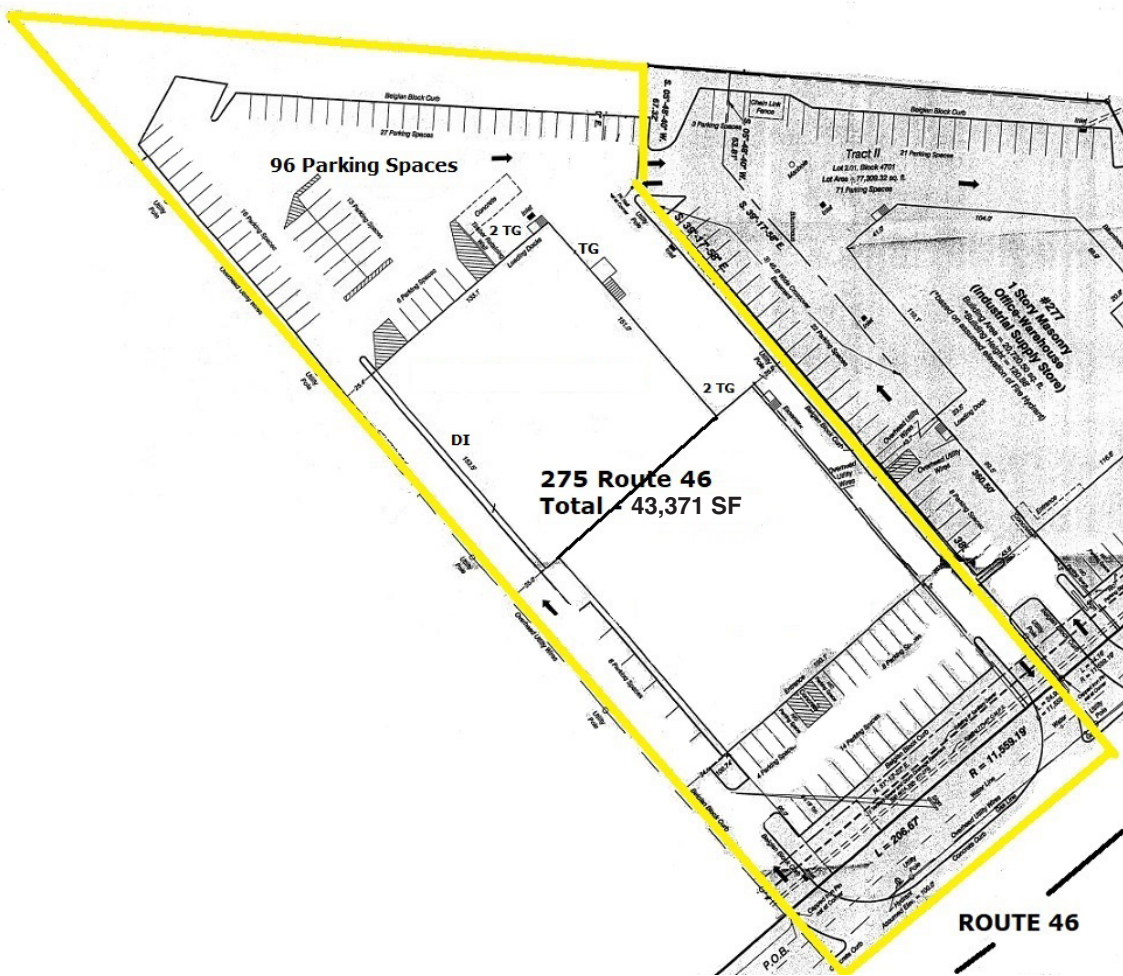
Exclusive Leasing Agent:



Resource Realty
Corporate Real Estate Services

www.resource-realty.com

973-299-0900



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