

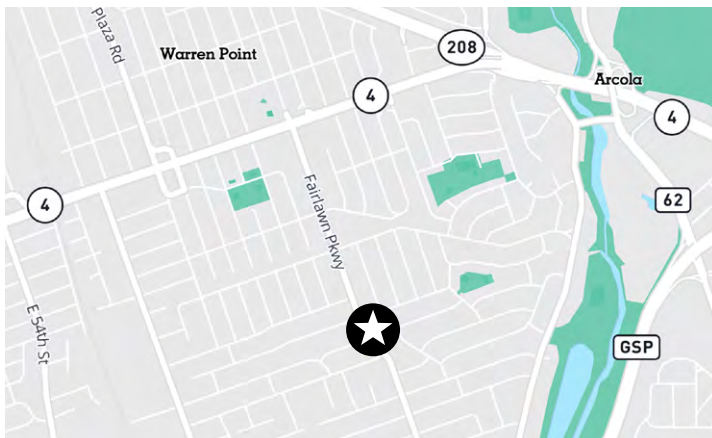
Available for Lease (Anchor/End cap)

475-491 Fairlawn Pkwy, Saddle Brook, NJ



The Center at Fairlawn Parkway

- Located about 1/2 mile to N. Midland Ave/Exit 159 off I-80 and Exit 62 of the Garden State Parkway and 1 mile to Broadway/Route 4, Fairlawn



Building size +/-17,940 sf

Available Unit 475 – 9,950 sf
Unit 481 – 850 sf
(Other divisions possible – See below)

Parking 5/1000

Power Unit 475 – 400 amps @ 120-480V,
4W (PSEG) dedicated service
Unit 481 – 200 amps
dedicated service

Ceiling height 11.5 ft

Loading docks 1 (Unit 475)

Logical divisions 2,185 sf / 3,035 sf / 3,575 sf / 4,433
sf / 5,690 sf / 6,253 sf / 7765 sf
(between the two existing spaces)

For further information

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Aerial



Unit 475 – 9,950 sf

Unit 481– 850 sf



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information

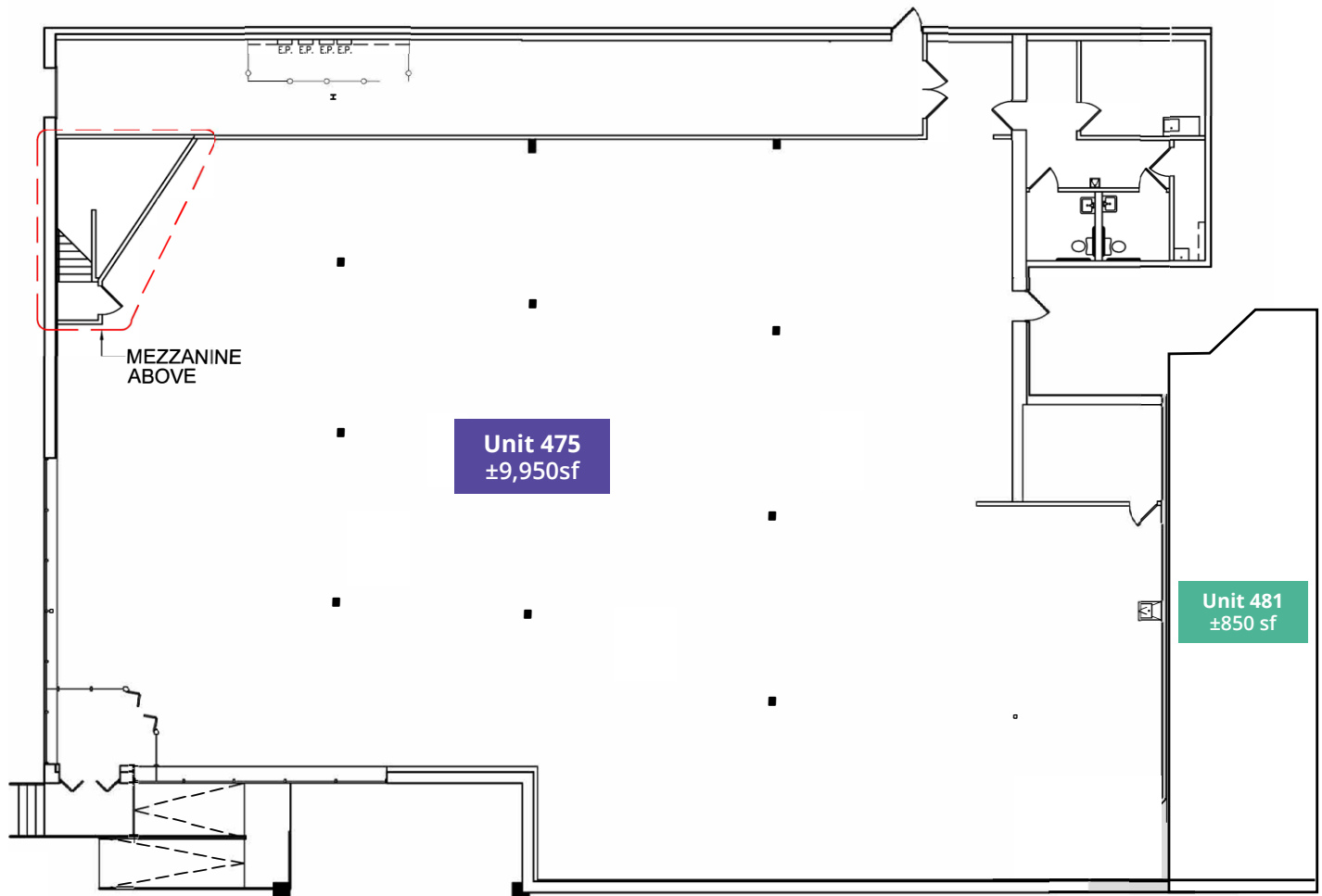
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Floor plan



Zoning: B-1 – Permitted Uses:

- Stores and shops for the conduct of any retail trade or service use oriented to service the entire township, such as but not limited to department stores, general merchandise stores, furniture, home furnishings and equipment stores, household appliance, radio and television and music stores, apparel and accessory stores, drugstores, jewelry stores, barbershops, shoe repair shops, bakeries, laundromats, florist shops, beauty shops, tailor shops and similar service uses.
- Banks and financial institutions
- Professional offices
- Public restaurants and taverns, but not including drive-in or fast-food restaurants. This provision shall not be deemed to exclude seasonal outdoor or sidewalk cafes as part of a restaurant intended primarily for indoor service of customers.
- Vocational schools or studios for the instruction of the arts, dancing, music, language or photography.

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