

IMMEDIATE OCCUPANCY – AVAILABLE JULY 2025



AVAILABILITY SUMMARY

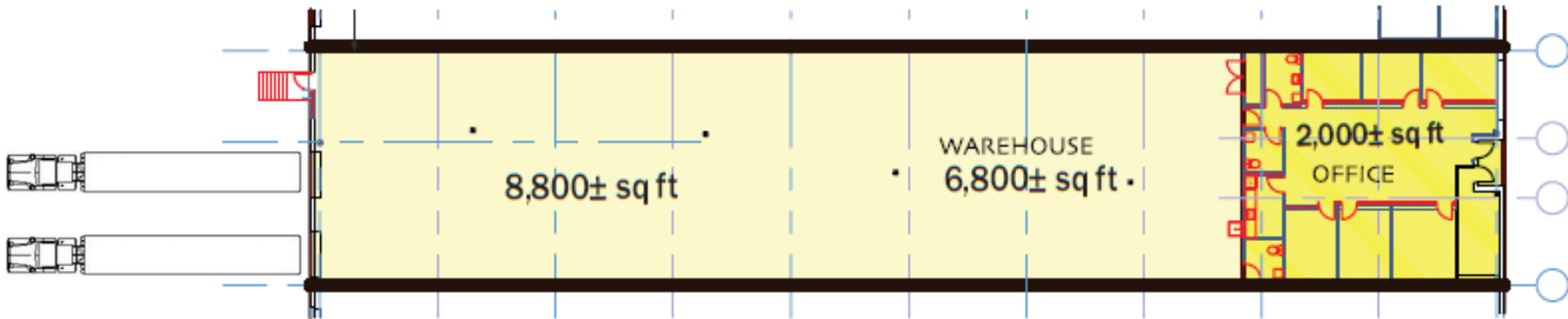
High ceiling industrial/flex units in prime Fairfield location, featuring $\pm 22'$ foot ceiling height, 2 Loading docks, and $\pm 2,000$ square feet of finished office space.

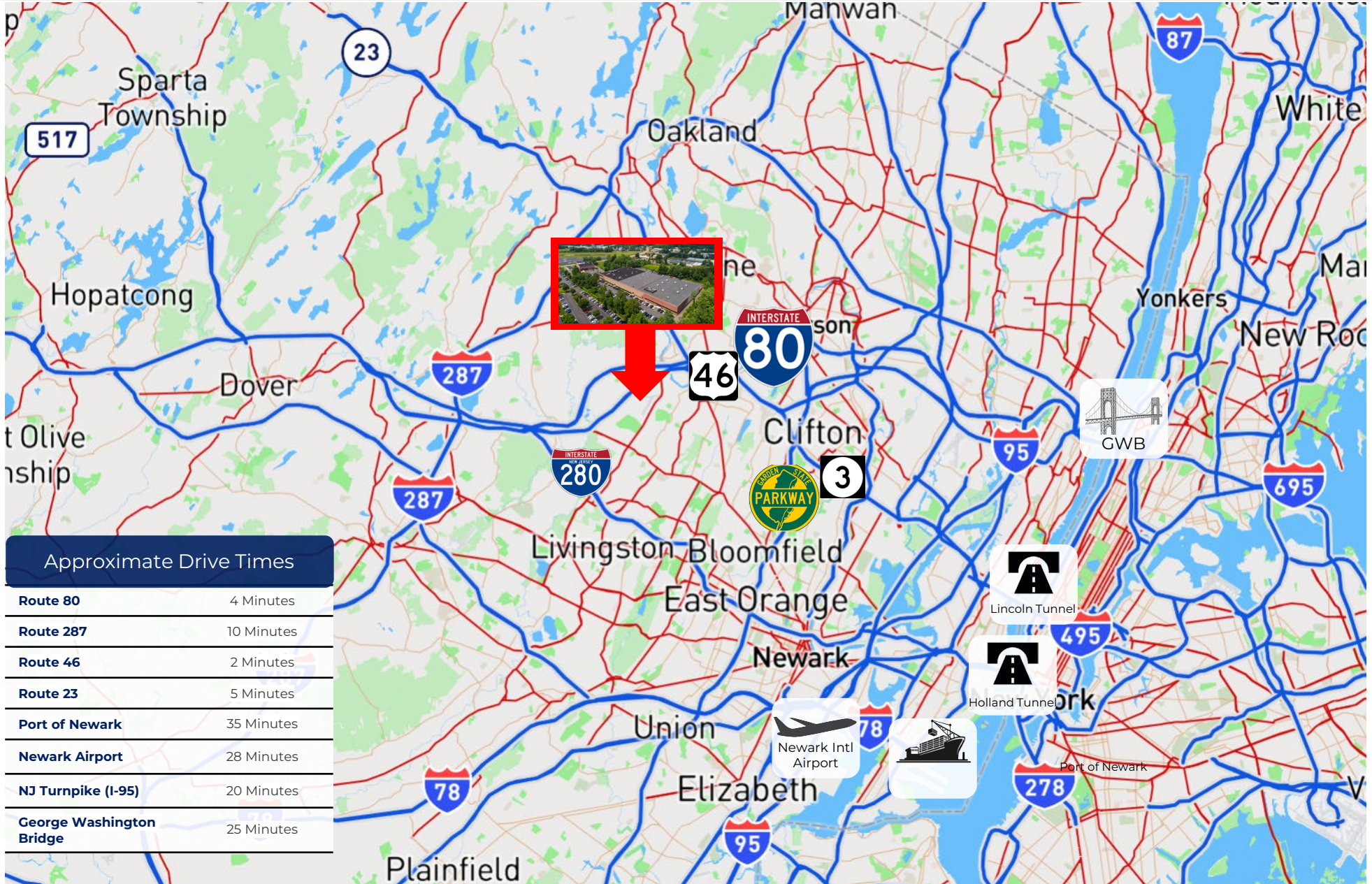
The location is in close proximity to Routes 46, 80, 23, 287, 280, 3, and the Garden State Parkway.

AVAILABILITY DETAILS

| | |
|--|-------------------------------|
| Total Unit Size SF | $\pm 8,800$ |
| Office | $\pm 2,000$ |
| Ceiling Height \pm | 22' |
| Loading Docks | 2 |
| Drive-in Doors | -- |
| Power | 3 Phase |

FLOOR PLAN





| Approximate Drive Times | |
|--------------------------|------------|
| Route 80 | 4 Minutes |
| Route 287 | 10 Minutes |
| Route 46 | 2 Minutes |
| Route 23 | 5 Minutes |
| Port of Newark | 35 Minutes |
| Newark Airport | 28 Minutes |
| NJ Turnpike (I-95) | 20 Minutes |
| George Washington Bridge | 25 Minutes |