

**Fully Air Conditioned Warehouse Distribution/Production Facility  
FOR LEASE**



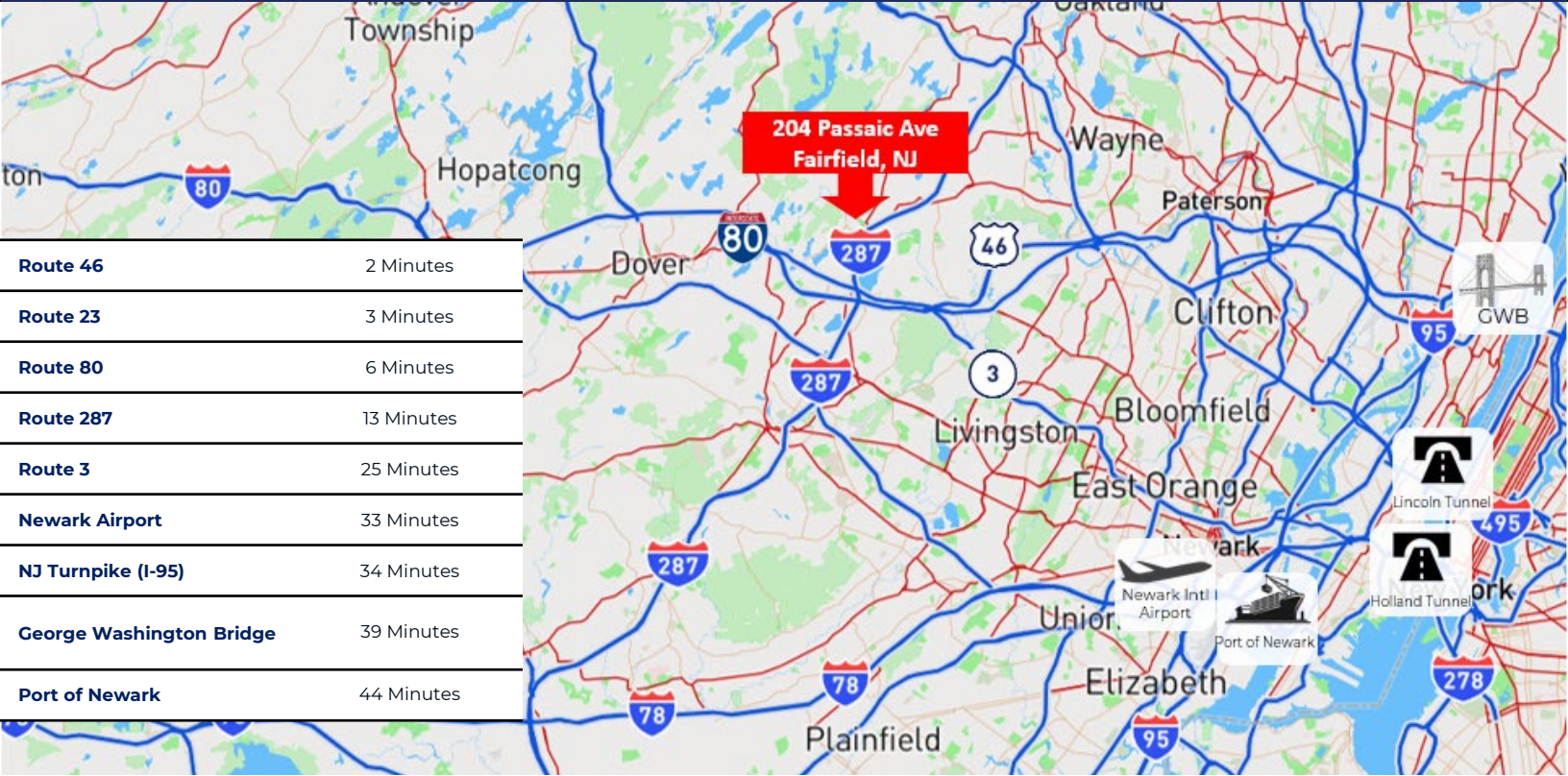
**Space Summary**

**Fully air conditioned, high ceiling warehouse distribution/production facility conveniently located on Passaic Avenue in Fairfield, New Jersey. Office area has a large window line with tremendous views overlooking Caldwell Airport. Close proximity to Routes 80, 280, 287, 46, 3, 202, and 23 and a 30 minute drive from the Port of Newark.**

**Availability Information**

<b>Total Available</b>	±12,600 SF
<b>Office</b>	±3,000 SF
<b>Ceiling</b>	21' clear
<b>Power</b>	400 amps
<b>Tailgate Loading</b>	2
<b>Drive-in Loading</b>	1 Oversize
<b>Air Conditioning</b>	Fully Air Conditioned Office and Warehouse
<b>Parking</b>	30+ Spaces

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<b>Route 46</b>	2 Minutes
<b>Route 23</b>	3 Minutes
<b>Route 80</b>	6 Minutes
<b>Route 287</b>	13 Minutes
<b>Route 3</b>	25 Minutes
<b>Newark Airport</b>	33 Minutes
<b>NJ Turnpike (I-95)</b>	34 Minutes
<b>George Washington Bridge</b>	39 Minutes
<b>Port of Newark</b>	44 Minutes

