

FOR SALE OR LEASE

PRIME RETAIL / WAREHOUSE

425 ROUTE 46 W. FAIRFIELD NJ 07004



DRONE VIDEO

32,840 SF AVAILABLE



FACTS

- 32,840 sf on 2.23 Acres
- 1,600 sf mezzanine with 1,600 sf office space below
- 77 Parking spaces
- 1 Loading Dock
- Front Portion (25%of building) - 13' clear and 15'4" to the deck
- Rear Portion (75% of building) - 16' clear and 18'4" to the deck
- Finished ceiling height is 10' throughout
- 600 amp electrical service
- Climate Controlled - 50 tons HVAC to be replaced by owner
- New roof to be installed by owner
- Building to be delivered vacant
- New solar lease to generate \$19k/yr in rental income

PLEASE DO NOT CONVERSE WITH CURRENT EMPLOYEES

SEEKING

- Offices
- Retail Sales
- Warehousing
- Auto/Collision Repair
- Wholesale Supply Business
- Self Storage
- Veterinary Hospital & Clinics
- Studios/Sports Instructional Use
- Retail showroom and Warehouse
- Recreational Use/Fitness/Training
- Contractor Showroom and Warehouse

DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	7-MILE
2025 Population	43,456	177,153	466,115
2030 Population Projection	43,622	178,434	468,612
Change (%)	0.08%	0.14%	0.11%
HOUSEHOLDS			
2025 Households	16,577	65,445	169,375
2030 Households Projection	16,795	66,392	171,706
HOUSEHOLD INCOME			
2025 Average HH Income	\$191,924	\$192,296	\$178,590

PRICING: CALL FOR QUOTE



MARKET AERIAL



DUNKIN'
Taqueria Los Azules
Delizia Pizzeria
W

Habitat for Humanity
ReStore

KIDS EMPIRE
PJs COFFEE of new orleans

SITE

CROWNE PLAZA
Planet Fitness
DOLLAR TREE
BRITISH SWIM SCHOOL

NATUZZI

Raymour & Flanigan FURNITURE

ASHLEY

MICHELIN

WEST ESSEX
BAR • DINER • BAKERY

FAIRFIELD MARKET
NEW DEVELOPMENT

ALL PRO
EXPRESS CAR WASH

antik
authentic greek kitchen

McDonald's

JOHNSON
FITNESS & WELLNESS

FLOOR EXPO

MEDRITE
URGENT CARE
GLOW
OPTICALS
ZEN

Retro Fitness

MANHATTAN BAGEL

TD Bank

Flagstar Bank

PNC

Wawa

CHASE

Q

DUNKIN'

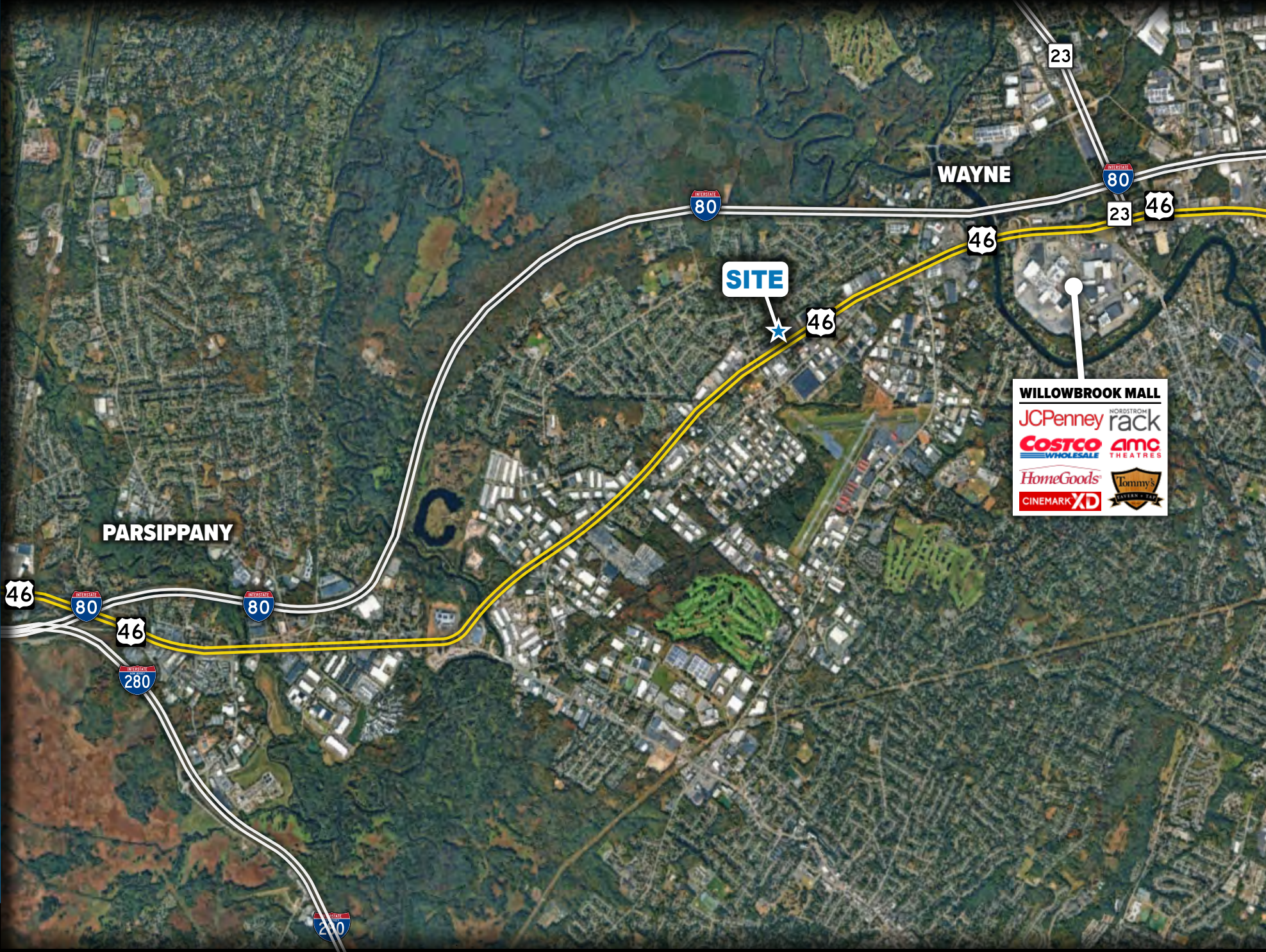
Target

46

46



REGIONAL ACCESSIBILITY



SITE

WAYNE

PARSIPPANY

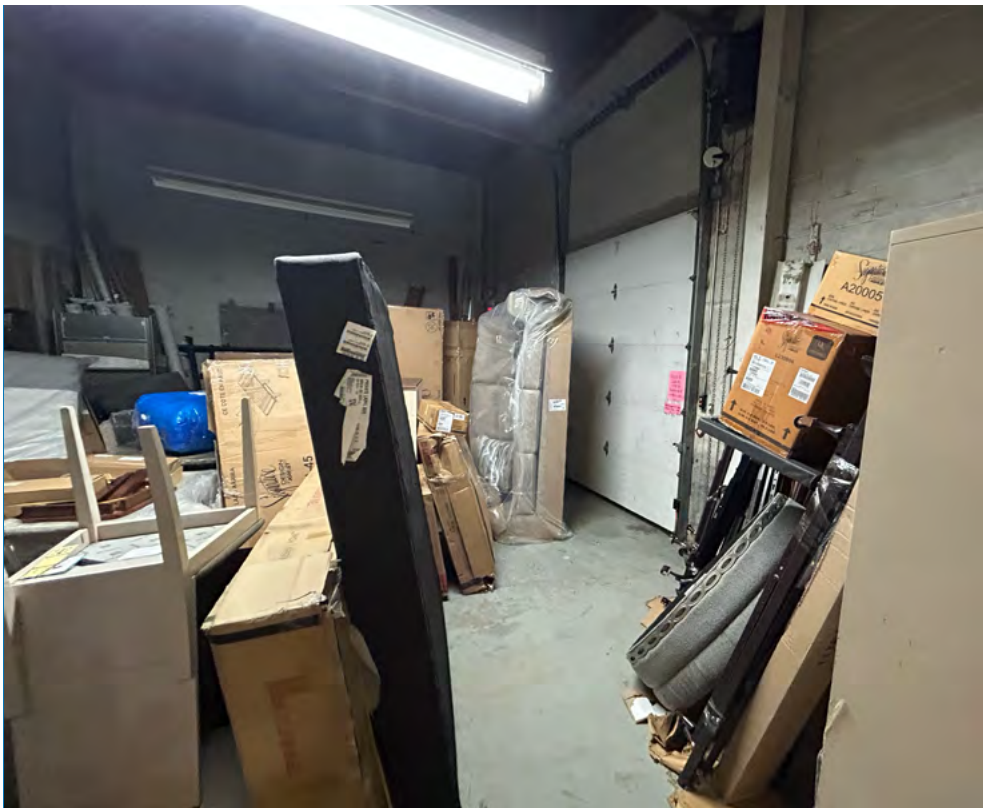
WILLOWBROOK MALL
JCPenney NORDSTROM rack
Costco WHOLESALE **amc** THEATRES
HomeGoods **Tommy's**
CINEMARK **XD** TAVERN + TAP



EXTERIOR PHOTOGRAPHY



INTERIOR PHOTOGRAPHY



INTERIOR PHOTOGRAPHY





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