

FOR LEASE: 27,731 +/-SF

3 Sperry Road, Fairfield, NJ 07004



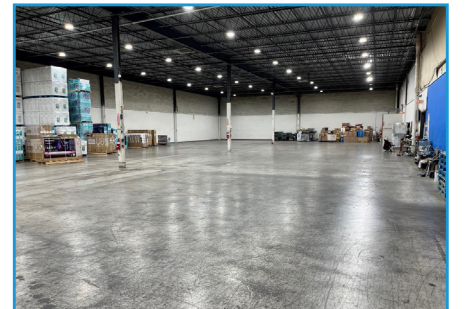
centerpoint.com



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Team Resources is pleased to present this 27,731 +/- SF prime industrial property. Position your business in one of Northern New Jersey's most sought-after industrial corridors with this highly functional and well-located facility in Fairfield. **3 Sperry** offers an outstanding combination of accessibility, functionality, and proximity to key transportation infrastructure-making it an ideal solution for companies seeking efficiency in the Northern New Jersey market. Ideally suited for: Warehouse, Distribution, Light Manufacturing & Logistic users.



PROPERTY DESCRIPTION	
AVAILABLE SPACE	27,731 ± SF (Unit A)
BUILDING SIZE	57,731± SF
ACERAGE	4.2 ±acres
OFFICE SPACE	2,700 ± SF
CEILING HEIGHT	22' clear ceilings
LOADING DOORS	3 loading docks
COLUMN SPAN	40' x 40'
PARKING	64 + cars & 4 + trailers
SPRINKLERS	Wet
LEASE RATE	Upon request
ESTIMATED TAX	\$2.21 psf
OPEX	\$0.69 psf (Includes: CAM & Insurance) Add'l 3% Mgmt. Fee
OCCUPANCY	June 1, 2027

Exclusive Broker:



1050 Wall Street West
Lyndhurst, NJ 07071
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201.438.1177

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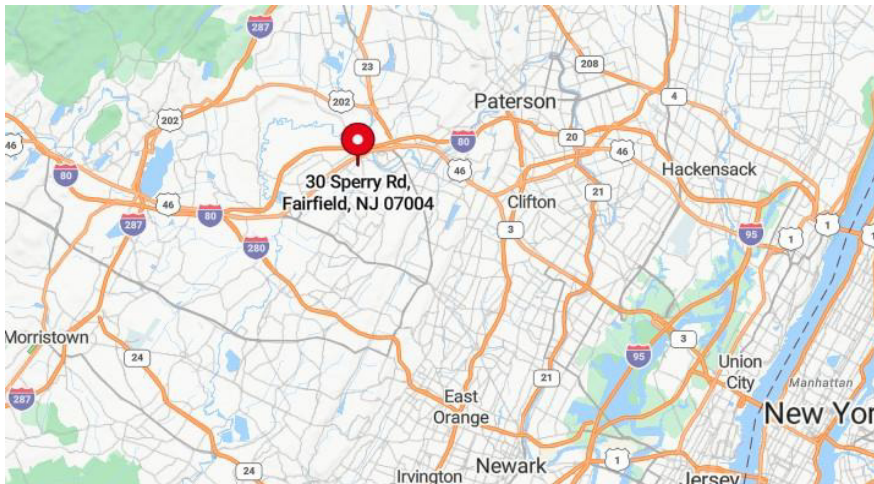
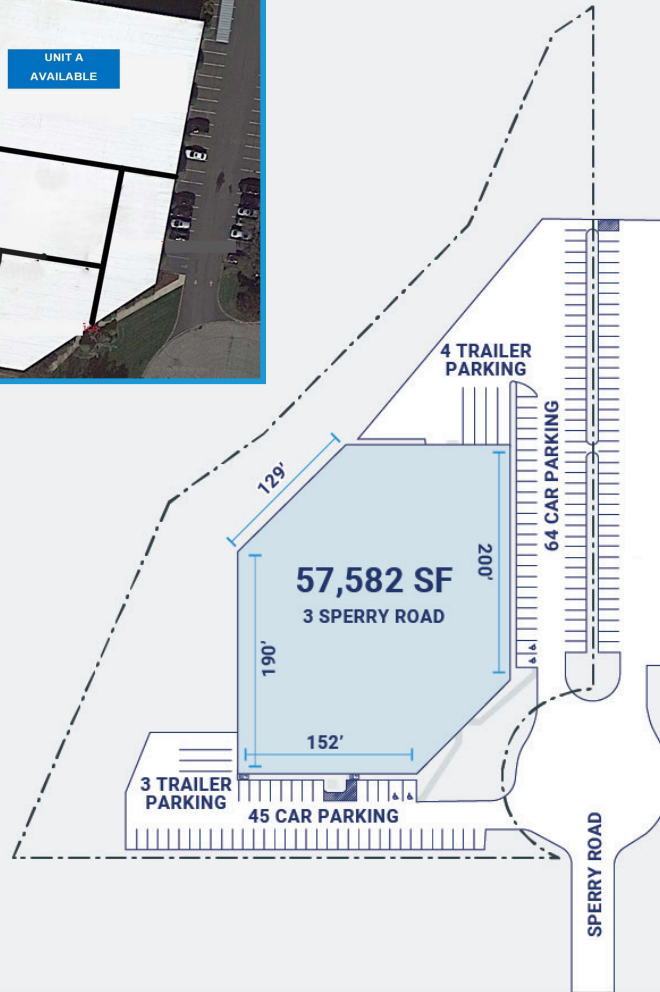
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LOCATION ADVANTAGES

- Immediate access to Routes 46, 80, 280 & 287
- Strategically located near major distribution hubs and labor pools
- ±30 minutes to Port Newark–Elizabeth Marine Terminal
- ±25 miles to New York City

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