

7 MADISON ROAD
Fairfield, NJ

PRICE
DROPS



FOR SUBLEASE

BUILDING SPECIFICATIONS:

- | | | | |
|-------------------------------|--------------|--------------------------|----------------------|
| • Available Space: | 17,000 SF | • Loading: | 2 Tailgates |
| • Total Building Size: | 40,215 SF | • Parking: | +/- 2.0 per 1,000 SF |
| • Office Area: | +/- 1,500 SF | • Ceiling Height: | 22' |
| • Land Area: | 3.54 Acres | • Lease Price: | \$12.00 PSF NNN |
| • Sprinkler: | Wet | • OPEX: | +/- \$5.25 PSF |

Highlights:

Corporate park setting, monument and building signage available, and convenient to all major highways.

For more information, please contact our Exclusive Listing Agent below:

Gregory J. Sabato, SIOR



gsabato@resource-realty.com



973-299-0900



Resource Realty
Corporate Real Estate Services

WWW.RESOURCE-REALTY.COM

LOADING DOCKS:

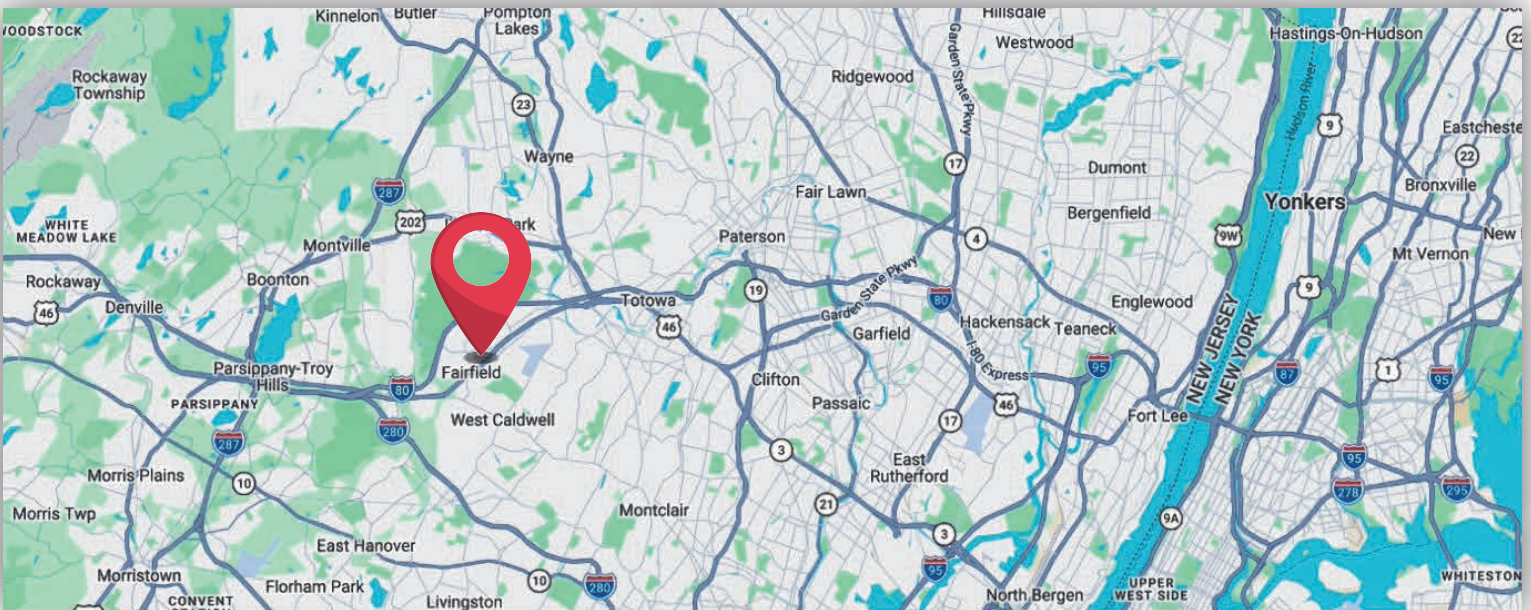


**AVAILABLE
NOW**

**AERIAL
VIEW:**



ROAD MAP:



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