

WAREHOUSE

# FOR LEASE



**1,000 AMPS OF  
POWER AVAILABLE**



PREMIER LOCATION



**140-142 Clinton Road**  
Fairfield, New Jersey

**37,000 SF**

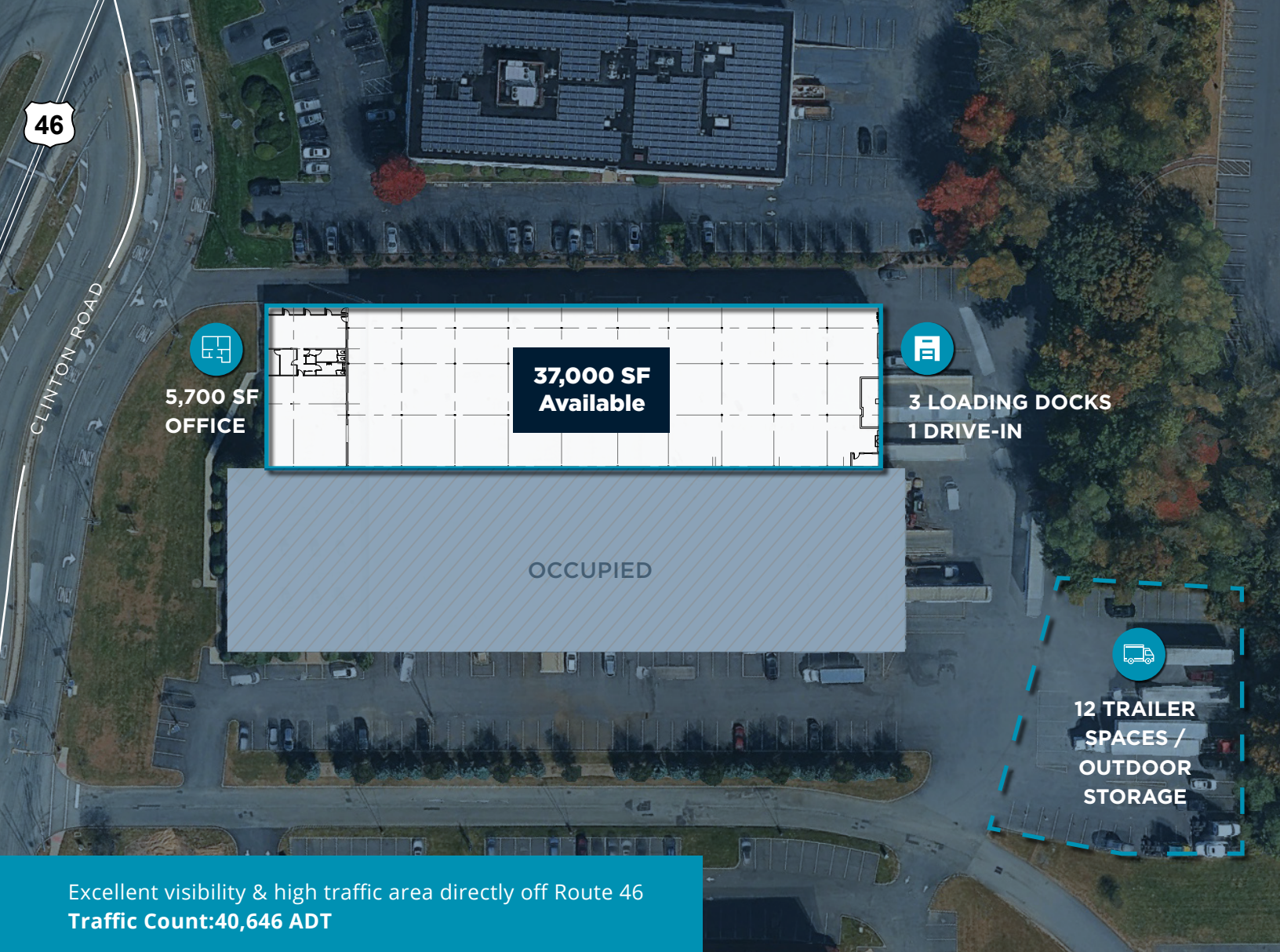
**IMMEDIATE AVAILABILITY**



High Visibility &  
Excellent Location



Direct Proximity to  
Route 46 & I-80



5,700 SF  
OFFICE

37,000 SF  
Available



3 LOADING DOCKS  
1 DRIVE-IN



12 TRAILER  
SPACES /  
OUTDOOR  
STORAGE

OCCUPIED

Excellent visibility & high traffic area directly off Route 46  
Traffic Count: 40,646 ADT

# PROPERTY OVERVIEW



Outdoor Storage



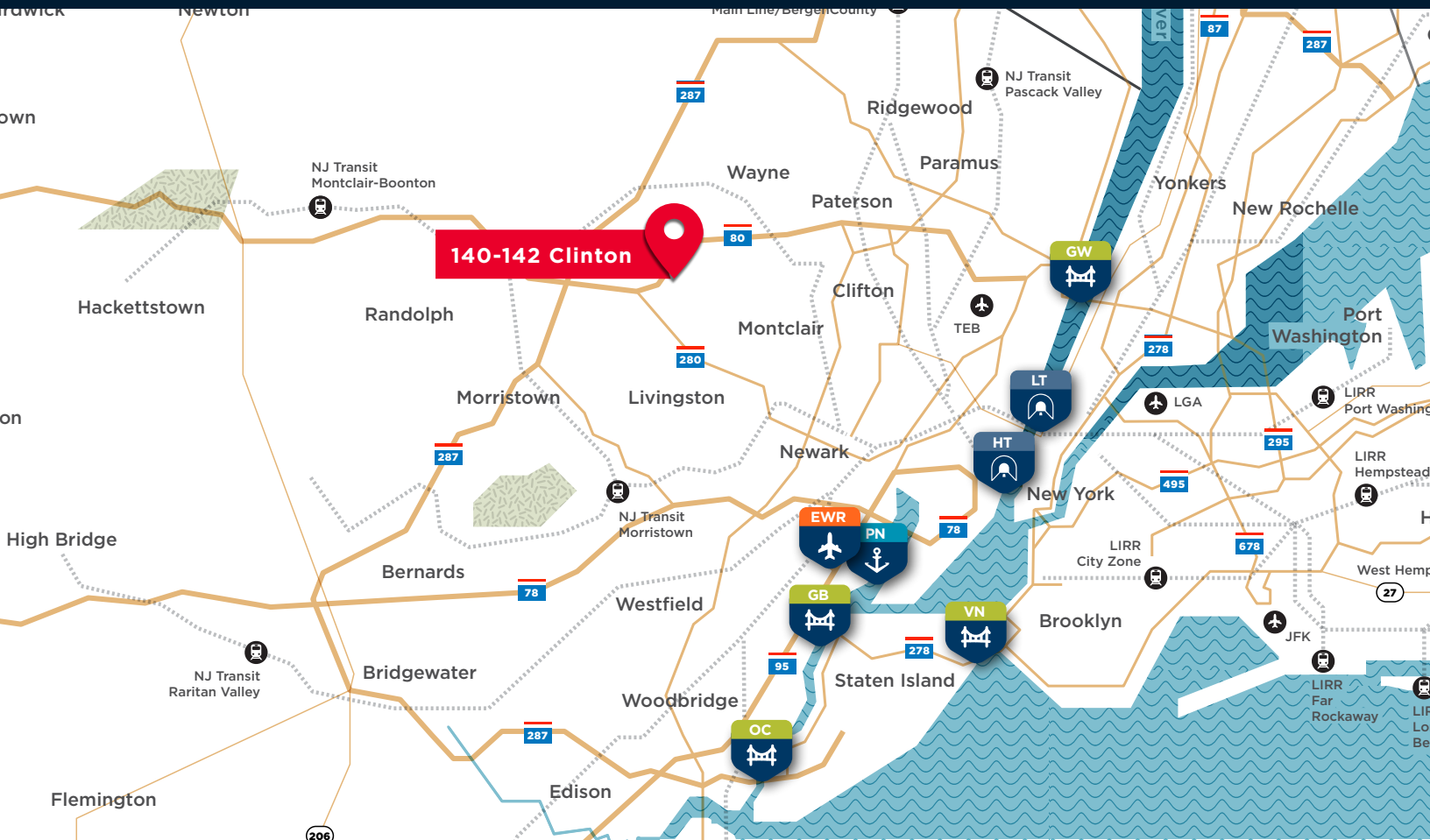
High Visibility

<b>Available SF</b>	37,000 SF
<b>Office</b>	5,700 SF
<b>Year Built</b>	1970
<b>Loading</b>	3 Loading Docks 1 Drive-In
<b>Trailer Parking</b>	12 Spaces
<b>Clear Height</b>	21'
<b>Power</b>	1,000 Amps at 460/277V
<b>Sprinkler</b>	Wet

# PREMIER LOCATION

A premier Fairfield location that is directly off of Route 46 and I-80. This property is uniquely located to provide a broad supply chain solution for both Northern Jersey and NYC and is well positioned for any last mile ecommerce use.

Route 46	0.1 mi
Interstate 80	2.5 mi
Interstate 280	3.3 mi
Interstate 287	6 mi
Garden State Parkway	9 mi
NJ Turnpike	16 mi
Newark Airport	20 mi
GW Bridge	22 mi
Port Newark/Elizabeth	26 mi



**30 Minutes**  
to Newark Airport



**35 Minutes**  
to Port of Newark



**30 Minutes**  
to Midtown NYC





140-142 CLINTON RD  
FAIRFIELD, NJ

# CONTACT US

**Jeff Volpi**

*Senior Director*

+1 201 736 8381

[jeff.volpi@cushwake.com](mailto:jeff.volpi@cushwake.com)

**Tj Calderone**

*Senior Associate*

+1 201 669 9248

[tj.calderone@cushwake.com](mailto:tj.calderone@cushwake.com)

**Bill Waxman, SIOR**

*Vice Chair*

+1 201 426 2200

[bill.waxman@cushwake.com](mailto:bill.waxman@cushwake.com)

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