



155 U.S. 46 W. FAIRFIELD, NJ 07004 | INDUSTRIAL PROPERTY FOR LEASE

INQUIRE FOR INFORMATION

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SERVICES OFFERED

Brokerage • Property Management • Corporate Services • Financing • Tenant Representation • Cold Storage • Investment Services

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155 U.S. 46 W.
FAIRFIELD, NJ 07004

PROPERTY SUMMARY



PROPERTY DESCRIPTION

For Sublease. Great visibility flex space off Route 46 West featuring open work spaces, private offices, and conference rooms, with 11,875 SF of warehouse.

PROPERTY HIGHLIGHTS

- 23,875 SF Industrial/Flex
- 11,875 SF of Warehouse
- 12,000 SF of Office
- High ceilings: 22' clear
- Column spacing: 30'x40'
- Parking: 64 spaces
- Tailgates: Three (3)
- Strategic location with easy access to major highways

LOCATION DESCRIPTION

Discover the ideal location for your Industrial/Flex Space needs at 155 Route 46 West in Fairfield, NJ. Conveniently situated in a prime location, the area offers a strategic advantage with easy access to major transportation routes, allowing for seamless logistics operations. With its dynamic surroundings, the area embodies the perfect blend of convenience and quality of life for industrial and flex space tenants.

OFFERING SUMMARY	
Lease Rate:	Inquire for Pricing
Available SF:	23,875 SF
Lot Size:	2.5 Acres
The entire building can be made available:	40,215 SF

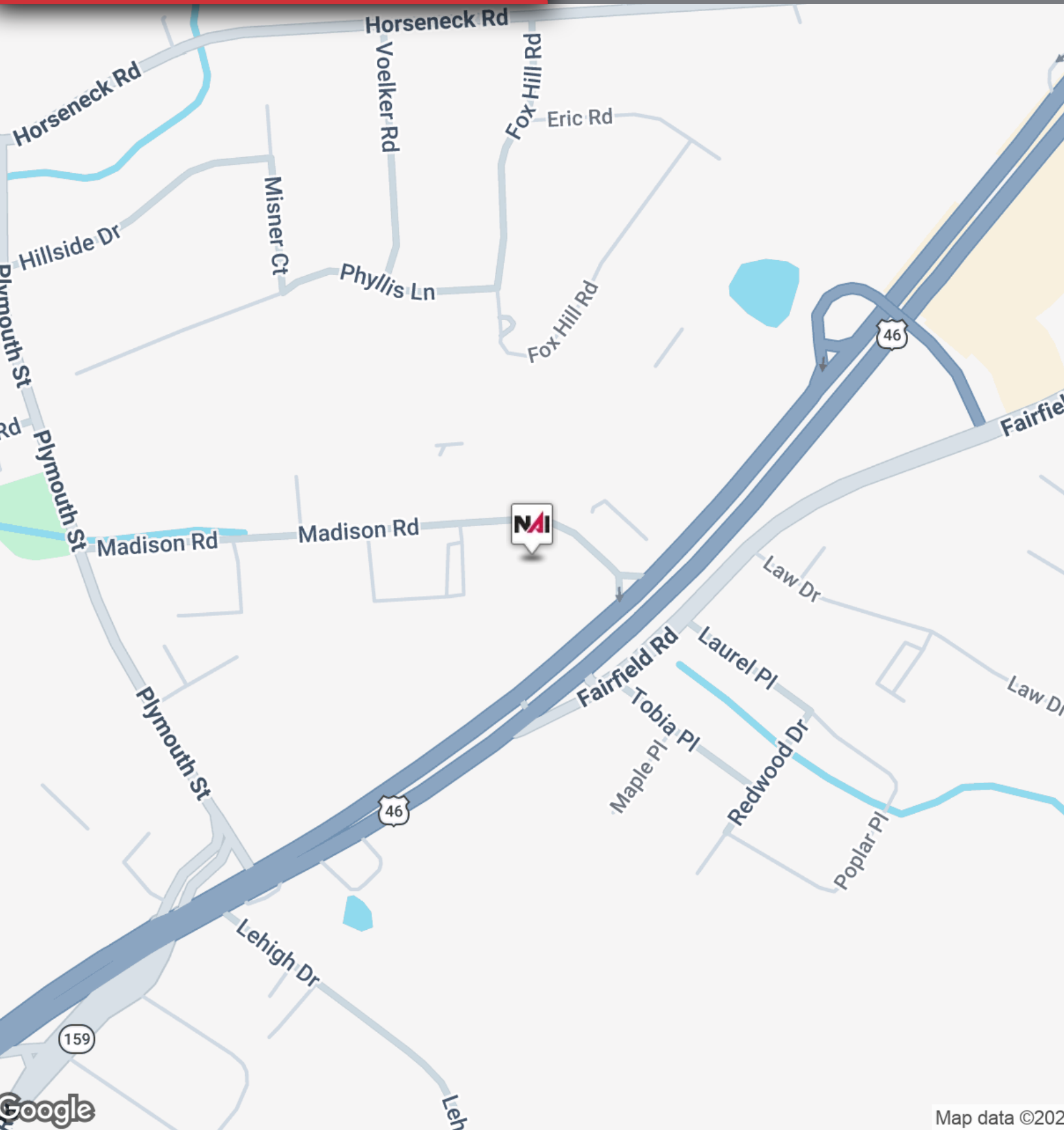
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ADDITIONAL
PHOTOS



155 U.S. 46 W.
FAIRFIELD, NJ 07004

LOCATION
MAP



Google

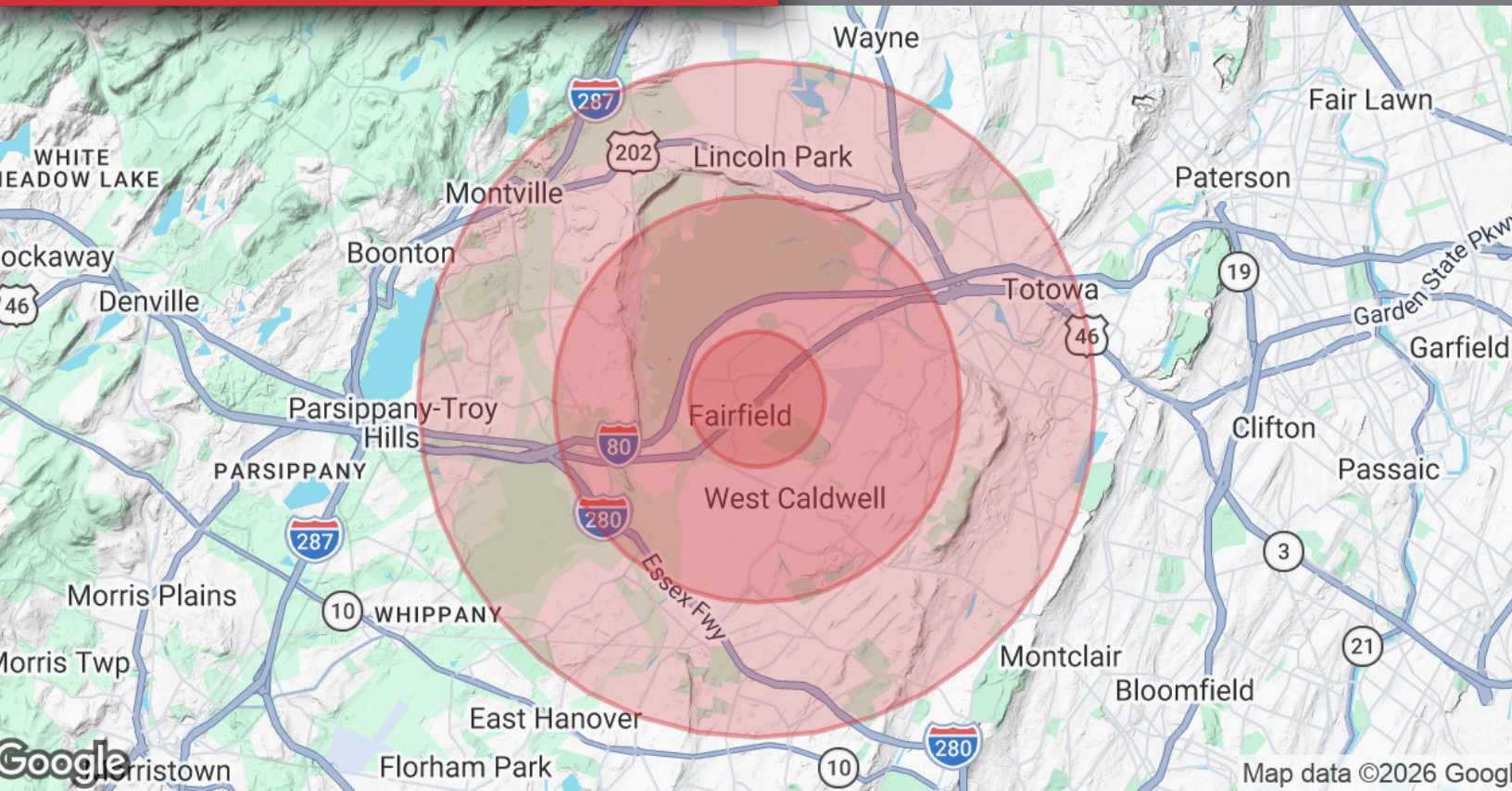
Map data ©202

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,633	44,092	160,948
Average Age	47.6	45.0	45.3
Average Age (Male)	50.8	44.2	43.7
Average Age (Female)	46.7	45.8	46.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	957	17,106	61,722
# of Persons per HH	2.8	2.6	2.6
Average HH Income	\$167,913	\$172,842	\$179,534
Average House Value	\$646,516	\$668,323	\$625,415

2023 American Community Survey (ACS)