GARDEN STATE REALTY

212 Passaic Ave, Fairfield, NJ 07004

21,954 SF | 34’ Clear Height | 2.02 Acres

I N V E S T M E N T   S A L E

Class A Single Tenant Industrial
Northern NJ Market
FULLY LEASED | Term through 2037

Contact Exclusive Broker:

DEREK GEE
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dgee@gardenstaterealty.net

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Garden State Realty is pleased to exclusively present this fully leased, single-tenant Class A industrial asset in the heart of the Northern New Jersey industrial market.

This newly constructed facility is strategically positioned approximately 20 miles from New York City and the Port of Newark, with convenient access to several of the region's major transportation arteries, including Routes 46, 80, 280, and 287.

The property is fully occupied by Lustre Films, LLC, a subsidiary of Unifoil Holdings, Inc., under a ten-year triple-net lease extending through 2036, providing long-term contractual income with limited landlord responsibilities.

The property represents a rare investment opportunity within the submarket. Modern, Class A industrial facilities under 50,000 square feet are increasingly difficult to replicate due to limited land availability, rising construction costs, and constrained new supply. This rare combination of modern construction, long-term tenancy, and highly sought-after building size combine to create an asset well-positioned for both strong current income and enduring long-term value.

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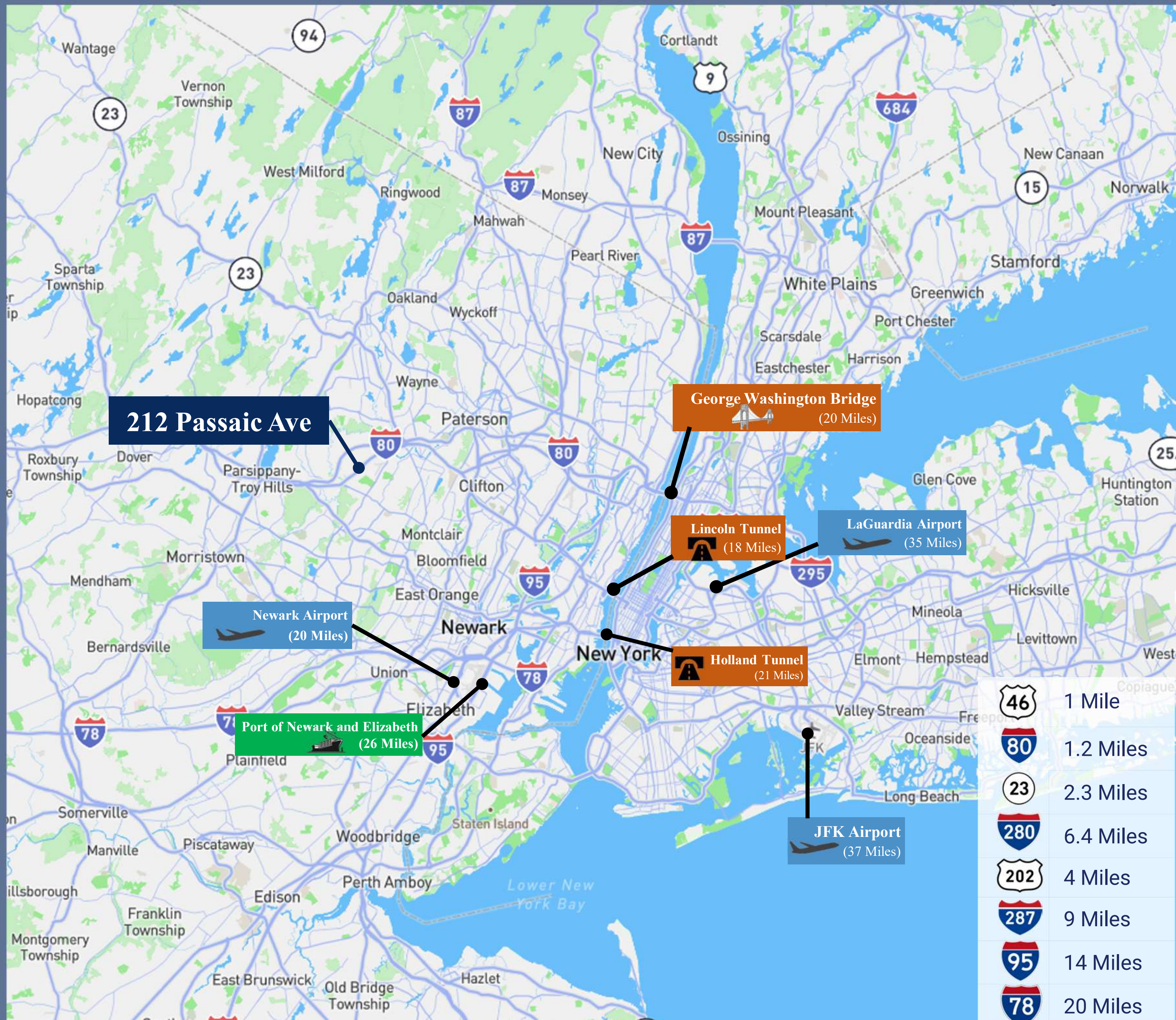
STRATEGIC NORTHERN NEW JERSEY LOCATION

212 Passaic Avenue is strategically located in the heart of Fairfield, one of Northern New Jersey's most established and sought-after industrial markets. The property offers excellent connectivity to the region's major transportation network, with convenient access to Route 46 and Interstate 80 and close proximity to Interstate 287, Route 3 and Interstate 280.

Positioned within the densely populated New York metropolitan area, the location provides efficient access to New York City, Port Newark–Elizabeth, Newark Liberty International Airport and the greater New Jersey/New York distribution network. Fairfield's combination of highway accessibility, proximity to major population centers and established industrial infrastructure has made the submarket a highly desirable location for warehouse, distribution and manufacturing users.

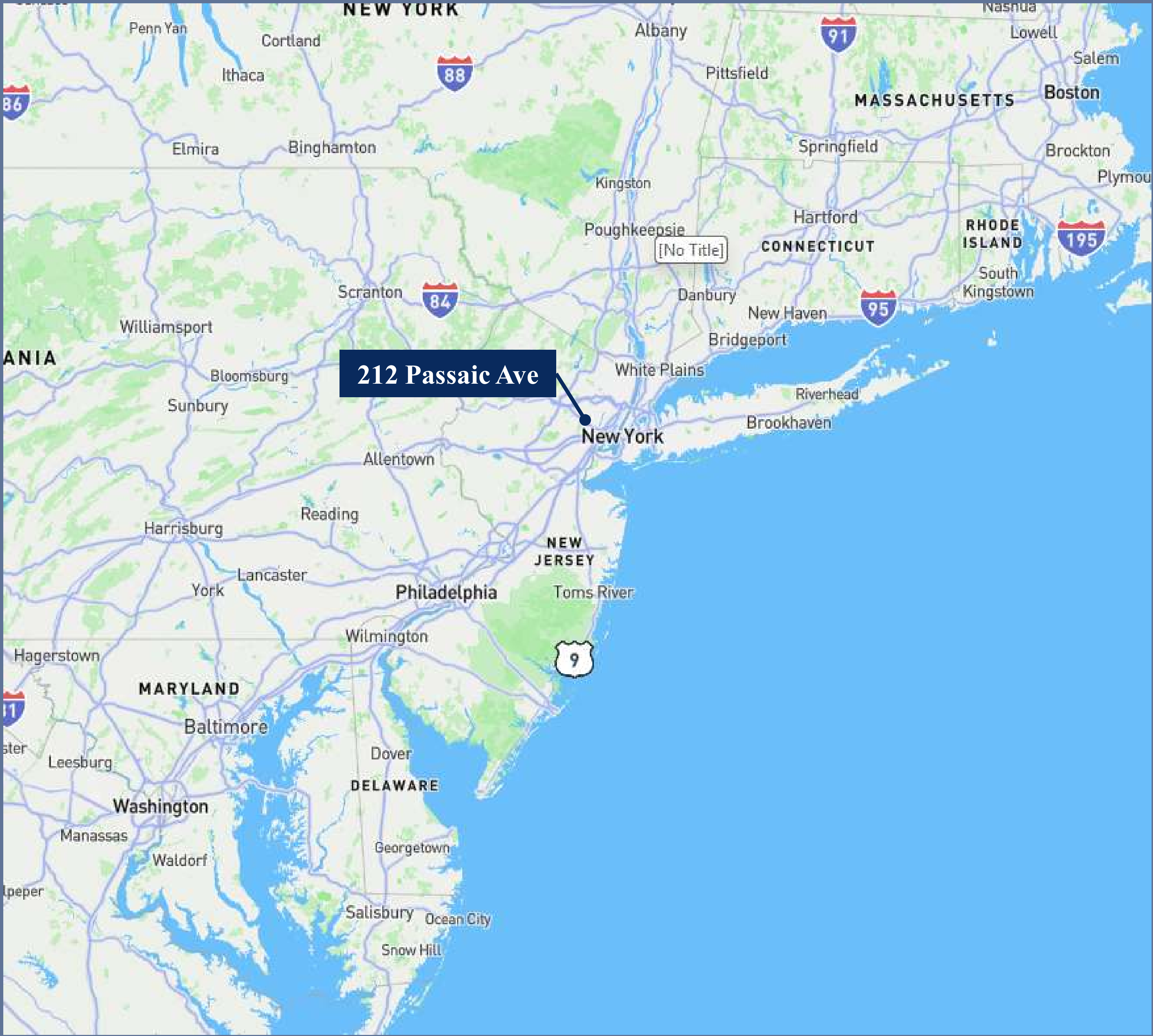
The property's infill location within a supply-constrained Northern New Jersey industrial market provides a significant long-term advantage, supporting continued tenant demand and enhancing the asset's value as a long-term industrial investment.



Regional Map

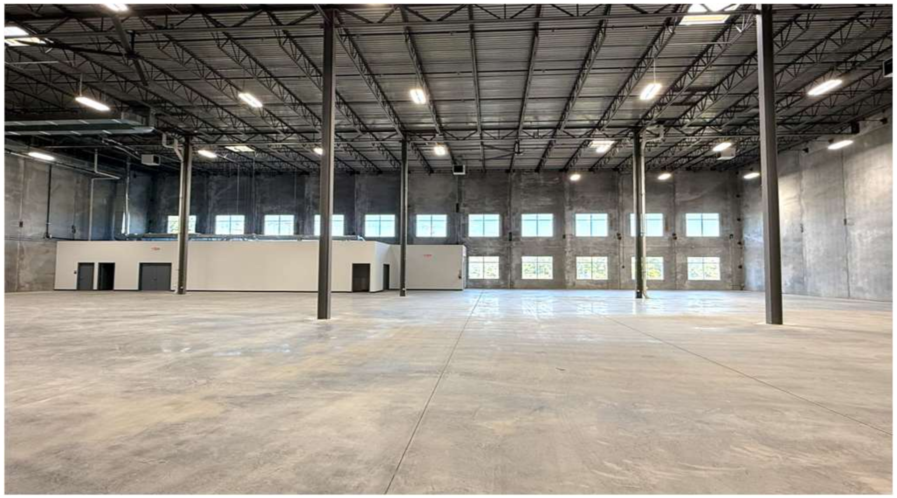
Regional Markets

New York, NY (20 Miles)	30 Minutes
Philadelphia, PA (102 Miles)	90 Minutes
Allentown, PA (85 Miles)	90 Minutes
Wilmington, DE (133 Miles)	2Hours, 30 Mins
Baltimore, MD (195 Miles)	3 Hours
Washington, DC (235 Miles)	3 Hours, 45 Mins
Boston, MA (230 Miles)	3 Hours, 45 Mins

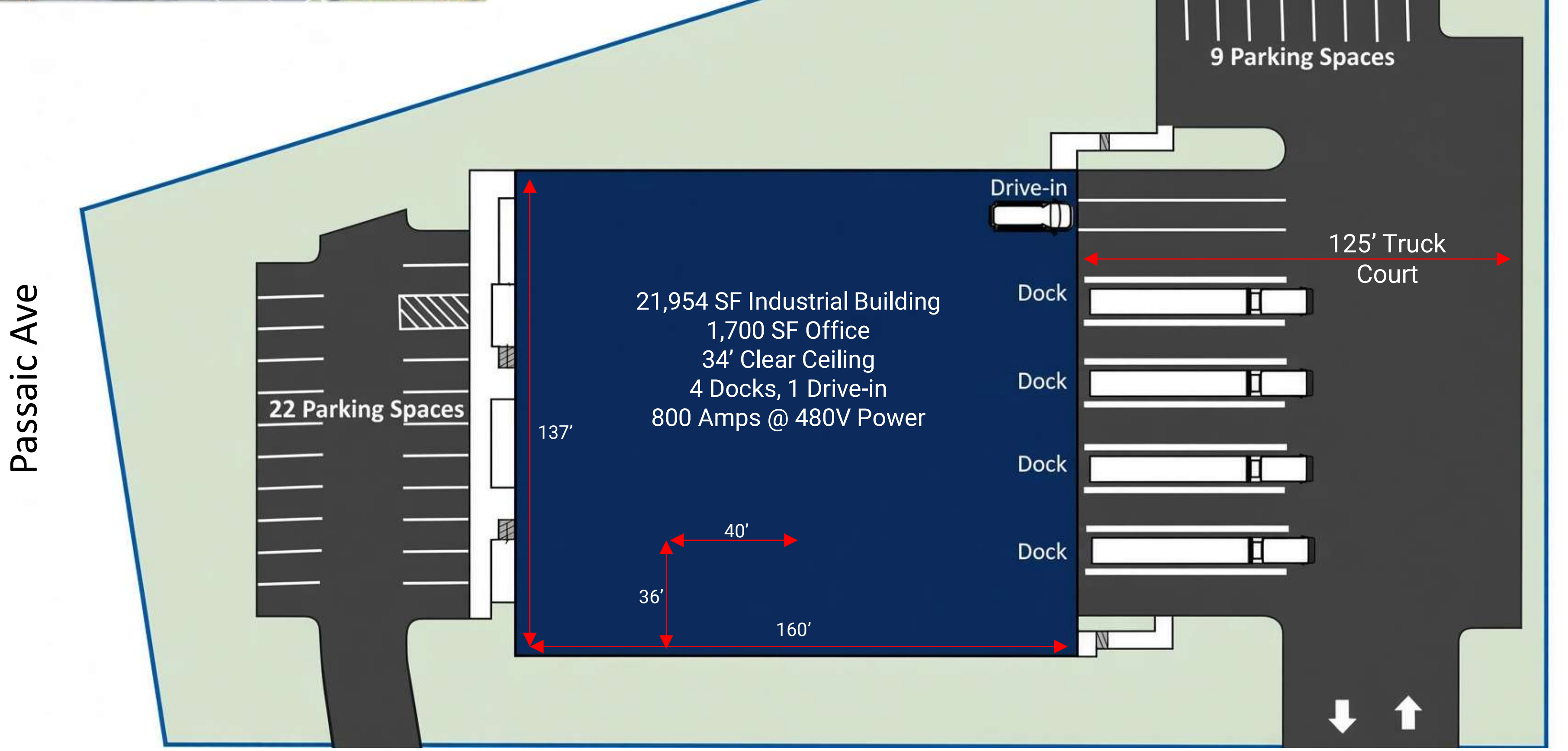


Property Specifications

Year Built	2025
Building Size	±21,954 SF
Warehouse	±20,254 SF
Office	±1,700 SF
Ceiling Height ±	34’
Loading Docks	4
Drive-in Doors	1
Power	800 A @ 480 V, 3 Phase,
Lot Size ±	2.02 Acres
Car Parking Spaces	31
Truck Court Depth	125’
Loading Configuration	Rear Load
Dock Equipment	Hydraulic levelers, seals, shelters
Building Dimensions	160’ x 137’
Construction	Reinforced concrete foundation Masonry and steel structural frame Concrete precast panel exterior walls
Roof Type	60-Mil Sure-Weld TPO with 20 Year Warranty expiring 10/16/2044
Fire Sprinkler	ESFR
HVAC	Gas Fired Ceiling Mount Warehouse units Rooftop package unit servicing office area



Site Plan



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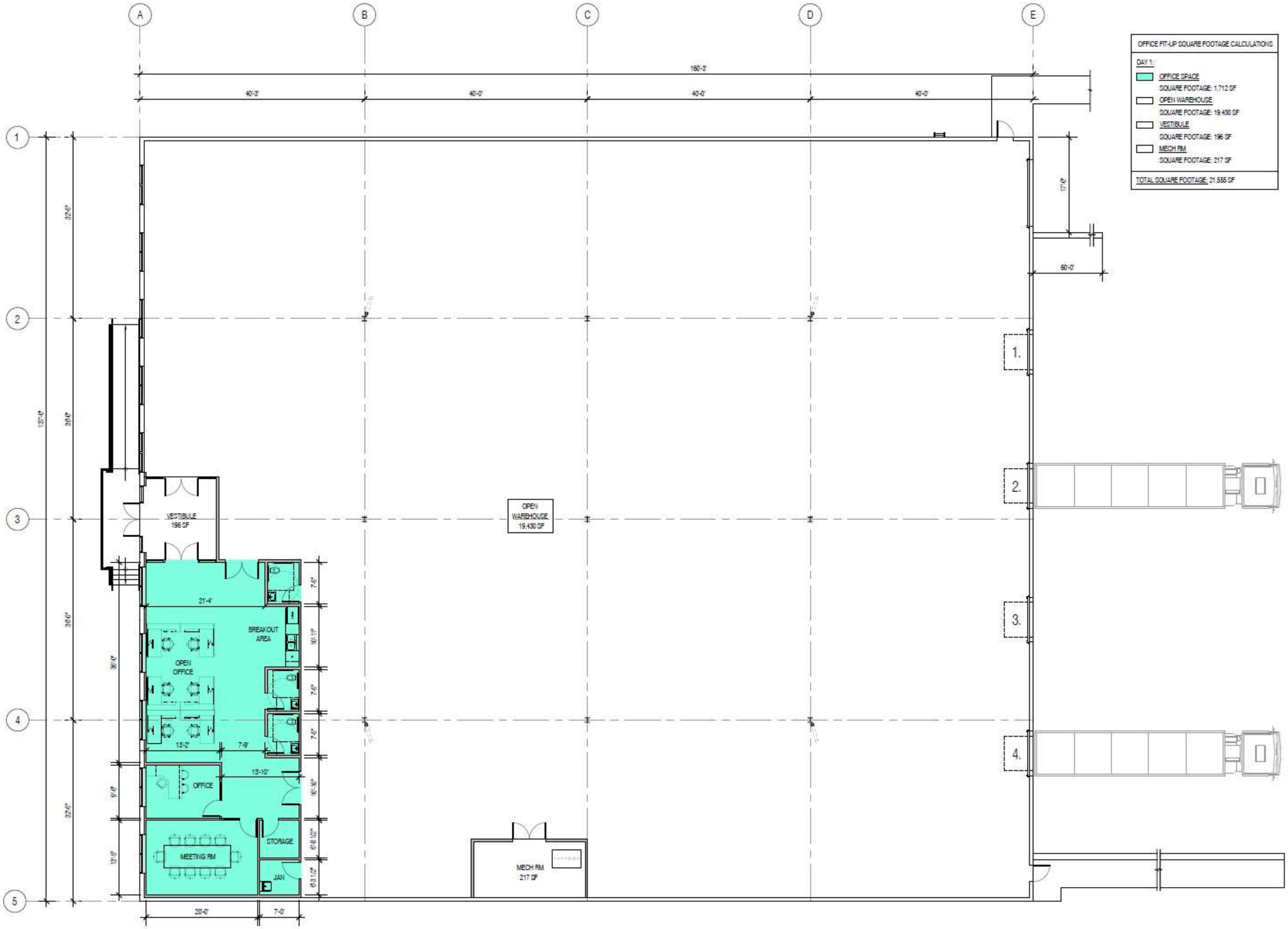
Floor Plan



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TENANT SUMMARY

Unilustre®

TENANT OVERVIEW

Lustre Films is a subsidiary of Unifoil Holdings which produces a proprietary paper and board substrate that delivers visual impact of foil and film laminates with none of the environmental or production challenges.

Unilustre® lets designers and packaging specifiers create the impactful, dynamic designs. From a production standpoint, Unilustre® prints, scores and folds as easily as paper.

Specified by many of today's top global brands, Unilustre® papers and boards are ideal for cosmetic, personal care, beverage, confection, and retail goods packaging. It makes point-of-purchase and specialty printing come to life.

UNIFOIL®

TENANT PARENT COMPANY OVERVIEW

Unifoil Holdings Inc. is a U.S.-based manufacturer specializing in value-added, plastic-free, and fully recyclable paper and paperboard products primarily used in consumer goods packaging.

Founded in 1971 and headquartered in Fairfield, New Jersey, the privately held company has more than 50 years of experience and maintains additional operations in Poland to support its European markets.

Unifoil has established a reputation as a technological leader in metallic transfer, film lamination, and environmentally responsible packaging substrates. Its products are widely used across personal care and cosmetics packaging, beverage and toothpaste cartons, blister packaging, lottery tickets, playing cards, and other specialty consumer applications.

Unifoil continues to focus on developing innovative packaging solutions that combine premium visual presentation with sustainability. Through its commitment to environmentally responsible metallized solutions and reduced manufacturing impact, the company helps customers enhance brand presentation while advancing their own sustainability objectives.

Website: unifoil.com

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The Fairfield Market industrial submarket contains roughly 15.4 million SF of inventory. The submarket has approximately 10.5 million SF of logistics inventory, and 2.3 million SF of flex inventory. The submarket sits on the border of the higher priced New York City Industrial Market and Northern NJ Industrial Market making this a truly unique location drawing Tenants from both market geographies.

The submarket has a vacancy rate of 3.6% as of the third quarter of 2026. Over the past year, the submarket's vacancy rate has changed by 0.9%, a result of 22,000 SF of net delivered space and -110,000 SF of net absorption.

Market rents in the Fairfield Market are $17.60/SF. Rents average around $17.50/SF for logistics buildings, and $17.40/SF for flex properties. This said, Class A newer construction availabilities remain highly sought after with increased limited availability, driving this subcategory of assets to higher rents than the remainder of the older lower ceiling inventory options in the market.

Rents have changed by 1.4% year over year in Fairfield Market, compared to a change of 1.1% market wide. Market rents have changed by 1.2% in logistics buildings year over year, and 4.8% in flex buildings. In the Fairfield Market, five-year average annual rent growth is 7.2% and 10-year average annual rent growth is 7.0%. Overall annual rent growth in the Fairfield Market industrial submarket is forecast to end 2026 at 0.7% compared to the Northern New Jersey average of 0.5%.

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