

Available for Lease (Anchor/End cap)

475-491 Fairlawn Pkwy and 188-190 Floral Lane, Saddle Brook, NJ

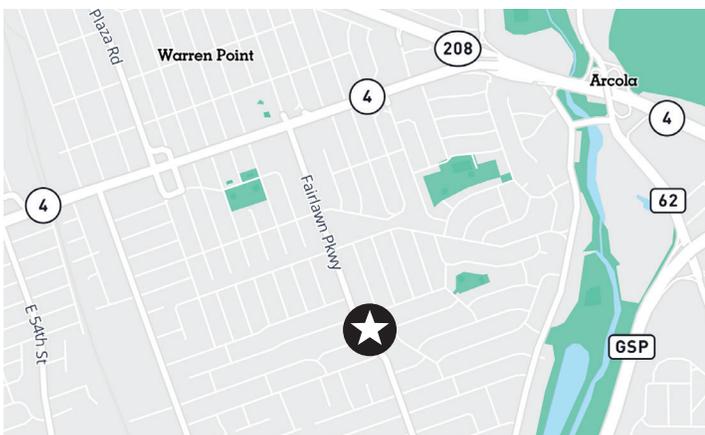


±9,950 sf

Available (Formerly CVS)

The Center at Fairlawn Parkway

- Located about 1/2 mile to N. Midland Ave/Exit 159 off I-80 and Exit 62 of the Garden State Parkway and 1 mile to Broadway/Route 4, Fairlawn



Building size	+/-17,940 sf
Parking	93
Power*	400 amps @ 120-480V, 4W (PSEG) dedicated service
Loading docks*	1
Available	Immediately

*Power and loading dedicated to vacancy

For further information

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For lease

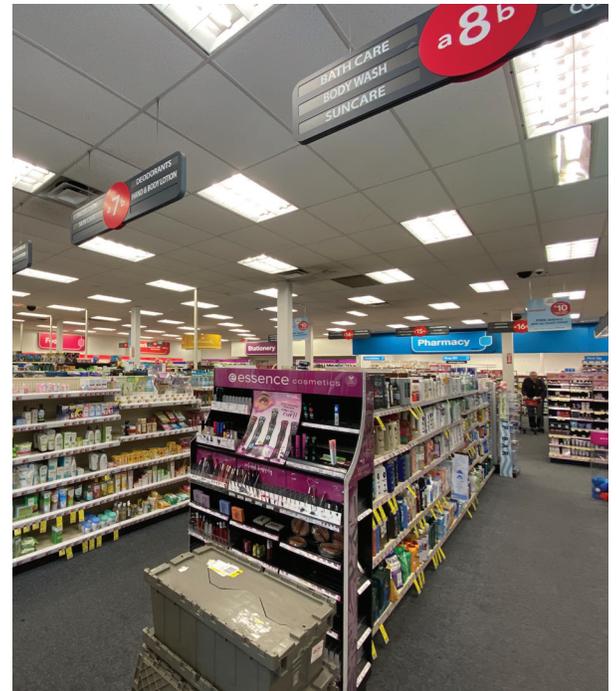
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Aerial



Zoning: B-1 – Permitted Uses:

- Stores and shops for the conduct of any retail trade or service use oriented to service the entire township, such as but not limited to department stores, general merchandise stores, furniture, home furnishings and equipment stores, household appliance, radio and television and music stores, apparel and accessory stores, drugstores, jewelry stores, barbershops, shoe repair shops, bakeries, laundromats, florist shops, beauty shops, tailor shops and similar service uses
- Banks and financial institutions
- Professional offices
- Public restaurants and taverns, but not including drive-in or fast-food restaurants. This provision shall not be deemed to exclude seasonal outdoor or sidewalk cafes as part of a restaurant intended primarily for indoor service of customers.
- Vocational schools or studios for the instruction of the arts, dancing, music, language or photography



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