

FOR SUB-LEASE



3 SPERRY ROAD

FAIRFIELD, NJ

30,000 ± SQ FT. WAREHOUSE / DISTRIBUTION FACILITY

CONTACT EXCLUSIVE BROKER

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ERIC LEWIN

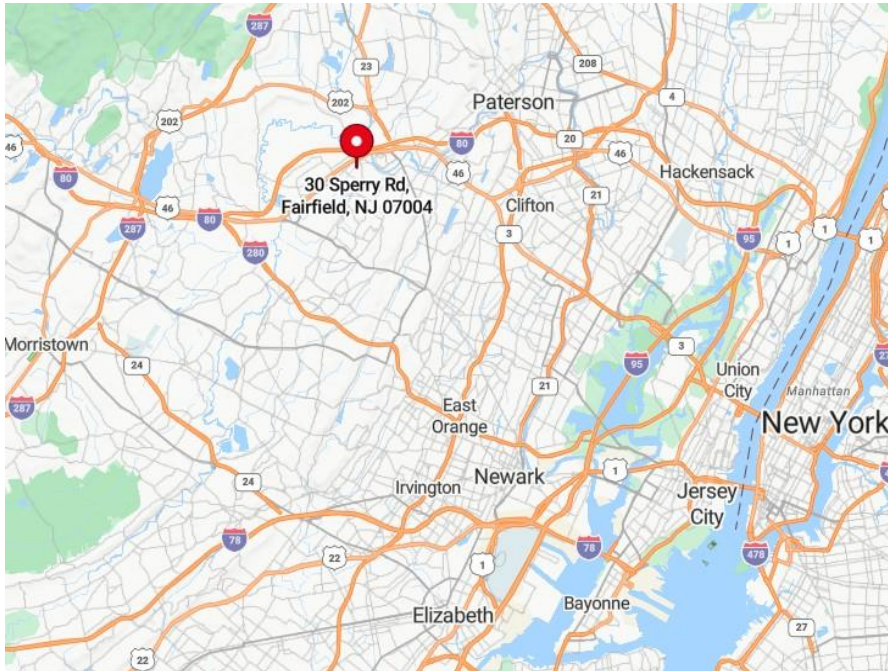
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3 SPERRY RD. // FAIRFIELD, NJ

Team Resources, as exclusive agent, is pleased to present this 30,000 +/- sf industrial property available for sub-lease through 05/31/2027. Ideal for warehouse/distribution & manufacturing & conveniently located near major highways.

**PROXIMITY TO KEY LOCATIONS**

Port Newark 22 +/- miles NJ Turnpike 23 +/- miles
 Lincoln Tunnel 23 +/- miles GW Bridge 20 +/- miles

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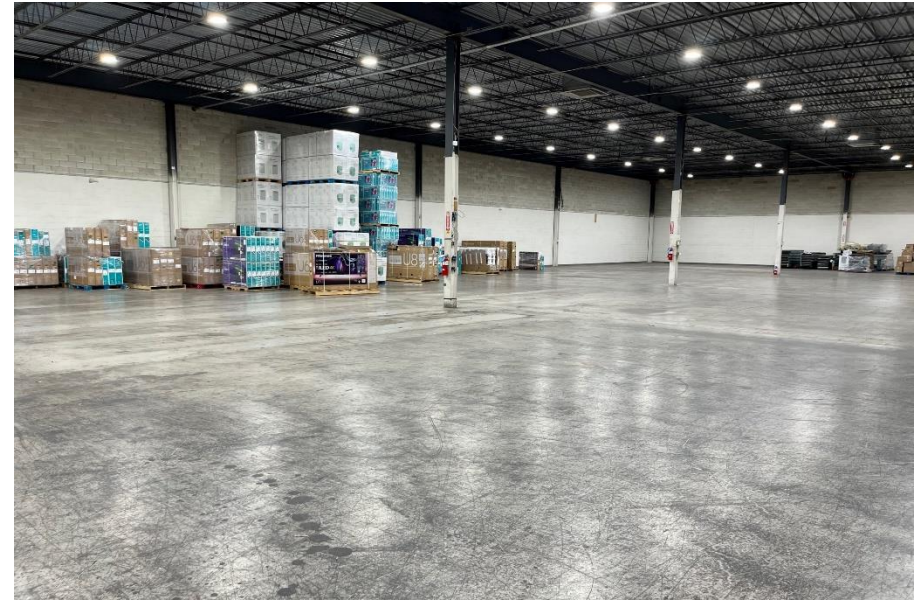
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Property Description

Building Size:	57,731+/- sq. ft.
Available:	30,000 +/- sq. ft.
Office Space:	5,000 +/- sq. ft.
Ceiling Height:	22' clear
Power:	400 amps
Loading:	3 tailboard doors
Parking:	Ample
Column Span:	40' x 40'
Asking Rental:	\$15.50 NNN
Tax & CAM:	\$2.99 psf
Sub-Lease Term:	Through May 31, 2027
Occupancy:	December 1, 2024



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