

**FOR LEASE**  
**54 FADEM ROAD, SPRINGFIELD, NJ**  
**OCCUPANCY MARCH 2020**

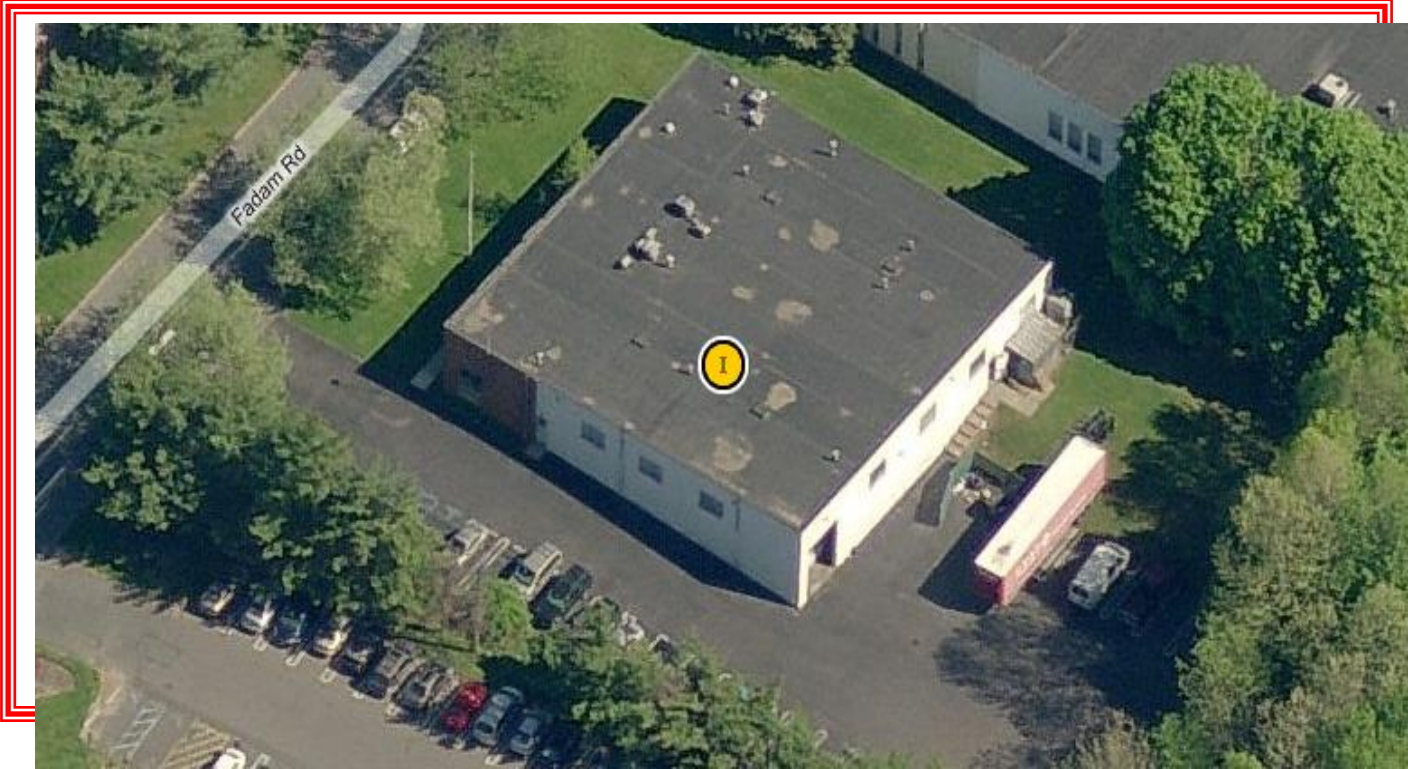
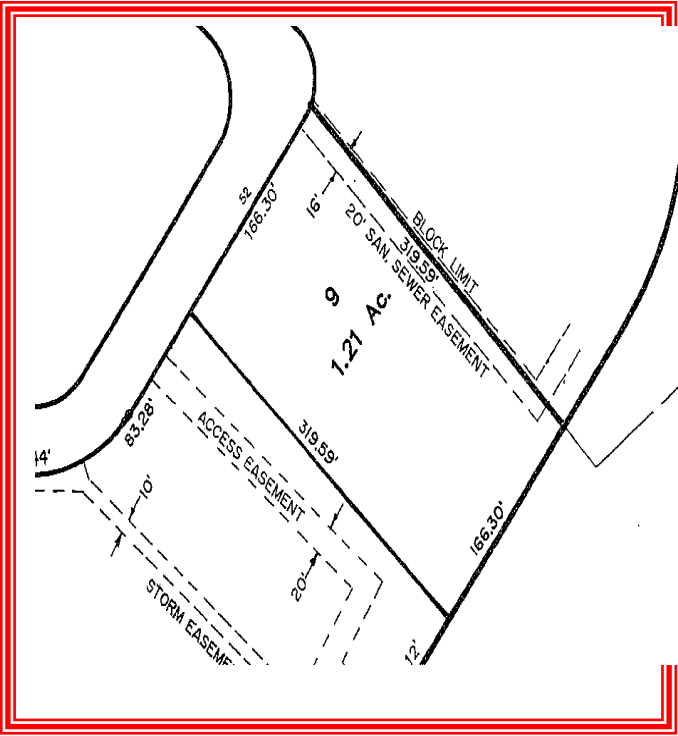
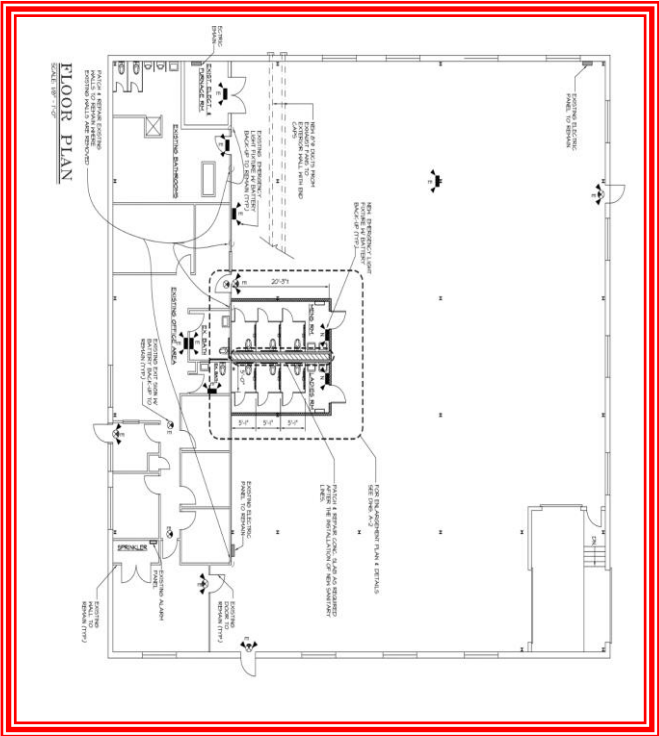


<b><u>Block / Lot</u></b>	<b>4201 / 9</b>	<b><u>Office Heat:</u></b>	<b>Perimeter Hot Water Baseboard</b>
<b><u>Acreage</u></b>	<b>1.21</b>	<b><u>Taxes:</u></b>	<b>\$22,238.00 (2018) \$2.09 / SF</b>
<b><u>Total Space Available:</u></b>	<b>10,500</b>	<b><u>Air</u></b>	
<b><u>Office Area:</u></b> +/-	<b>2,640</b>	<b><u>Conditioning:</u></b>	<b>Office &amp; Warehouse</b>
<b><u>Warehouse Area:</u></b> +/-	<b>7,860</b>	<b><u>Sprinkler:</u></b>	<b>Wet</b>
<b><u>Parking Spaces:</u></b>	<b>29</b>	<b><u>Restrooms:</u></b>	<b>Office: 1 set Whse: 3 Men &amp; 3 Ladies</b>
<b><u>Construction:</u></b>	<b>Block</b>	<b><u>Lease Price:</u></b>	<b>\$9.50 Net Net</b>
<b><u>Column Spacing:</u></b>	<b>33 x 20</b>	<b><u>Available:</u></b>	<b>November 2019</b>
<b><u>Clear Ceiling Height:</u></b>	<b>15' 6"</b>	<b><u>Power:</u></b>	<b>800 Amps / 220 Volts / 3 Phase / 3 Wire</b>
<b><u>Loading Dock Height:</u></b>	<b>One 42"</b>	<b><u>Flood Ins.:</u></b>	<b>\$15,877 (2019)</b>
<b><u>Warehouse Heat:</u></b>	<b>Ceiling Mounted Gas Fired Units</b>		
<b><u>Water Evacuation:</u></b>	<b>Lot Drainage with Pump System</b>		



For further information or to set up a showing please call  
 Richard Falkin at 908.358 4410

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