



# 101 Clinton Rd Fairfield, NJ

**FOR LEASE | 10,000 or 20,000 or 30,000 SF | WAREHOUSE / INDUSTRIAL**

14' Ceilings | Heavy Power  
5 Drive-In Doors

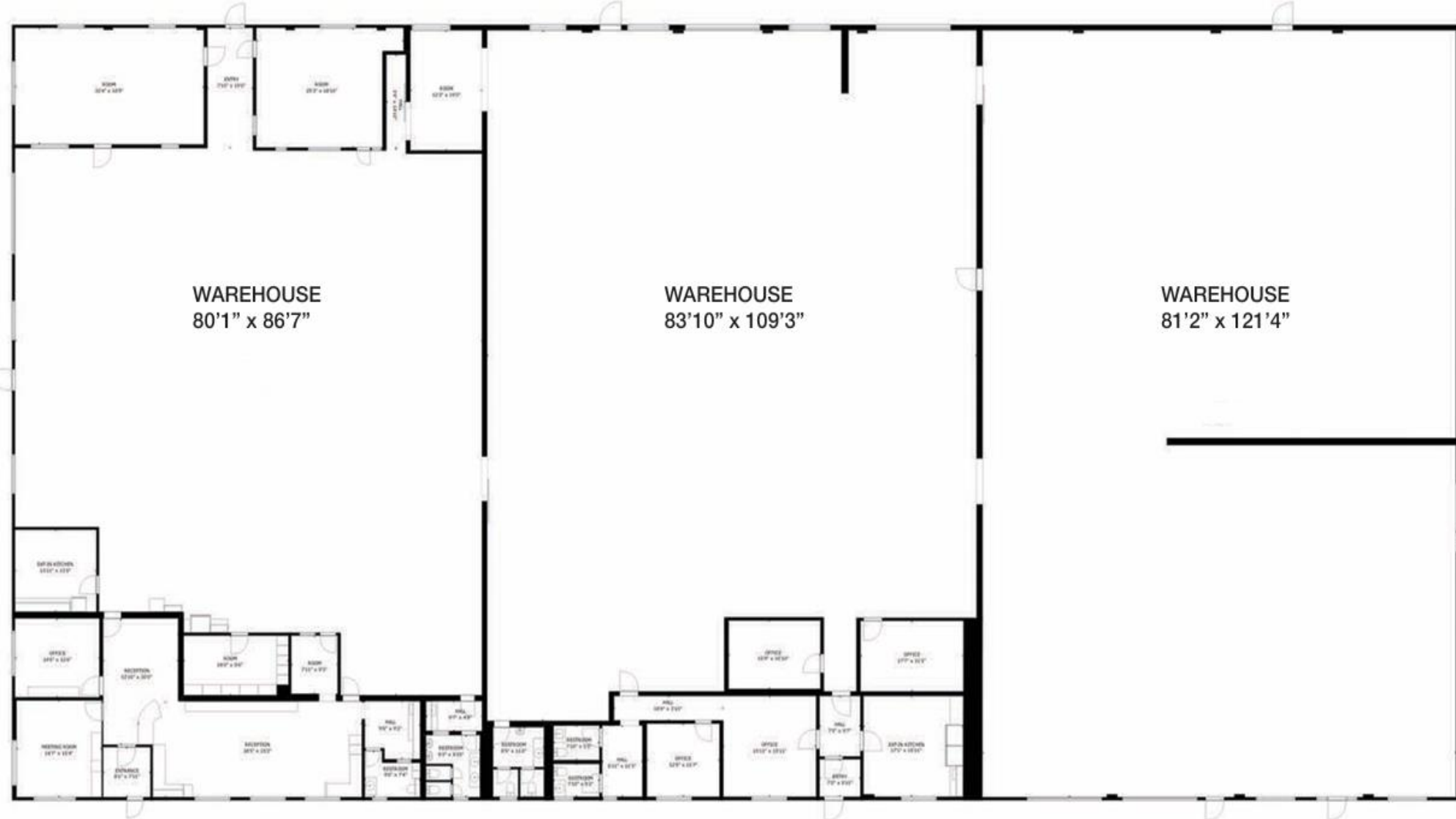
Plenty of parking | 5 acre lot  
Right off Route 46

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TOTAL 1st FLOOR FOOTPRINT: +/- 29978 SQ.FT





# 101 Clinton Rd, Fairfield, NJ

## PHYSICAL

SF Available	10,000 or 20,000 or 30,000 SF
Total SF	30,000 SF
Heat	Gas
Ceiling Height	14' Clear
Drive-in Doors	Five
Zoning	L1 – Light Industrial
Parking	Approx 60
Flood Zone	AE (A zone)*
Lease Price	\$14.50 PSF + \$4.25 NNN



Industrial/flex space available with room for outside storage and plenty of parking (5 acres) off Route 46. Two of the 10,000 SF units have excellent office space, conf rooms and bathrooms. See included floorplan.

Landlord states building itself does not get water. Town approved flood mitigation pumps running on backup generators have been installed to help keep the parking lot dry during storms.

\* Flood data provided by Corelogic/Realist®



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