

1 Broad Avenue

FAIRVIEW, NJ 07022

4,905 SF
INDUSTRIAL/FLEX FOR LEASE



46 6 min/2.1 mi.

95 7 min/2.9 mi.

TP 12 min/4.2 mi.

80 12 min/4.4 mi.



Property Features

- 4,905 SF storage space
- 4 shared tailgates
- 14'6" ceiling height
- Power: 3-phase; 200 amps
- Ample on-site parking
- Wet sprinkler system
- Strategic location provides easy access to major highways and ports

FOR MORE INFORMATION

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NAI James E. Hanson
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SERVICES OFFERED

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The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by NAI James E. Hanson

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PROPERTY INFORMATION



GW BRIDGE
5 MILES



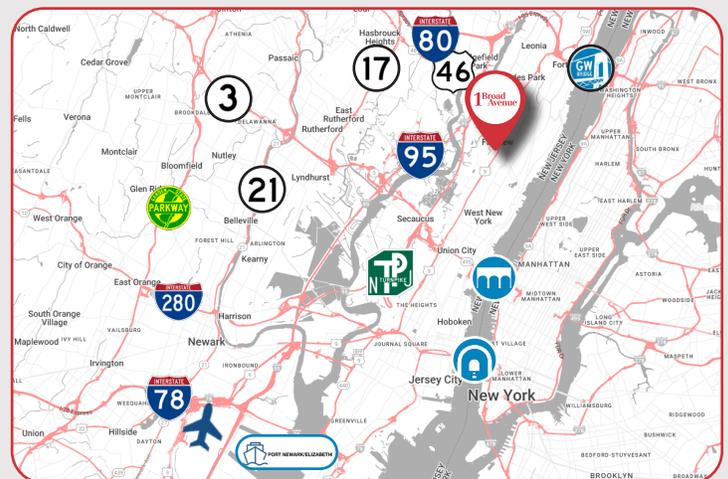
PORTS
16 MILES

Prime Industrial Location in Fairview, NJ

Positioned in Fairview's thriving industrial hub, this location offers unbeatable access to major transportation routes. Located minutes from Route 1&9, I-95 (NJ Turnpike), and Route 46, this facility ensures seamless connectivity to key distribution corridors, ports, and metropolitan markets.

Its proximity to the George Washington Bridge (5 miles) and Lincoln Tunnel (6 miles) ensures swift access to NYC and surrounding areas. While its proximity to major airports enhances logistical efficiency, with Teterboro Airport just 5.5 miles away for private and cargo transport and Newark Liberty Int'l Airport is only 14 miles away for global connectivity.

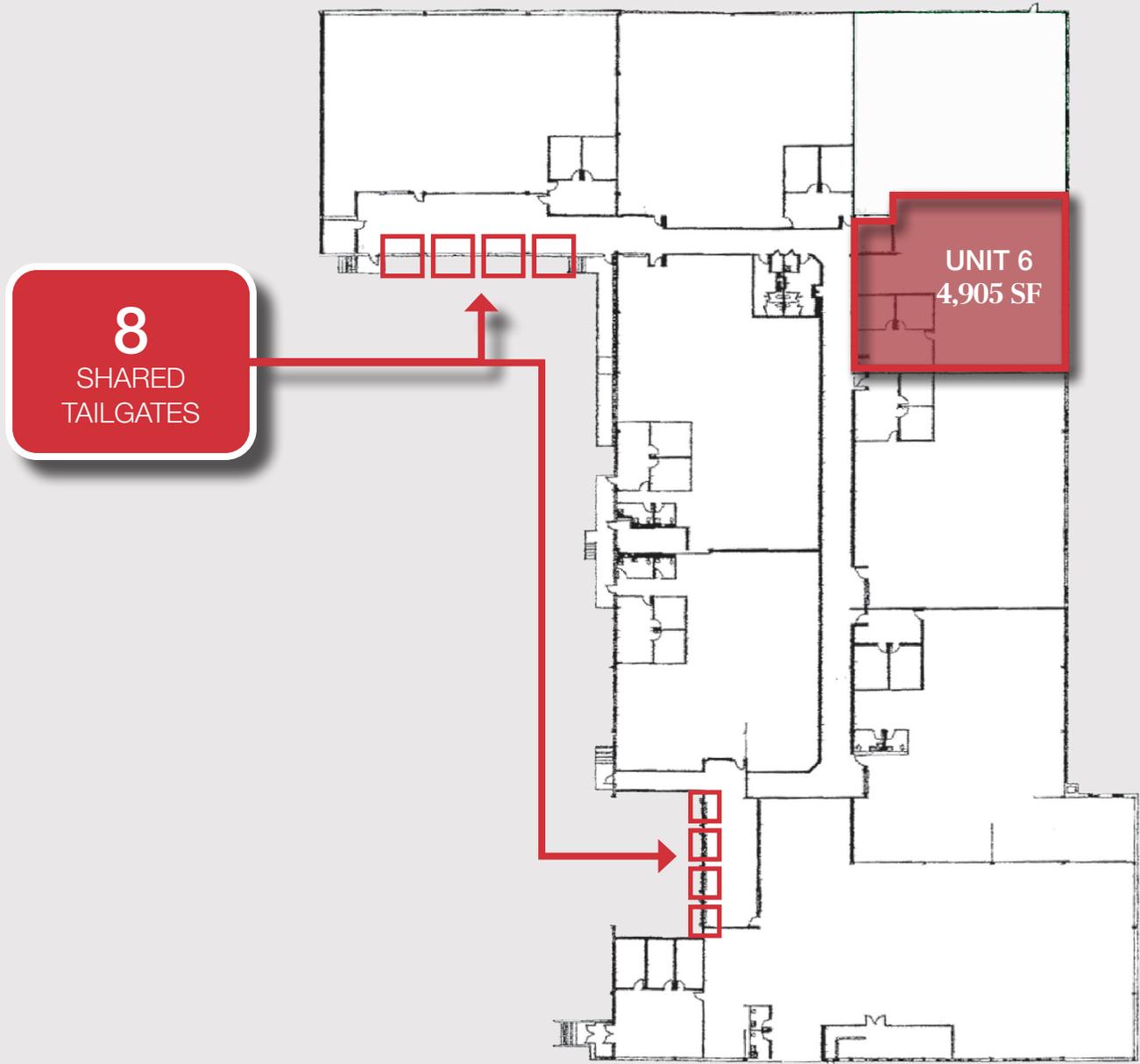
Demographics	1 Mile	3 Miles	5 Miles
Total Population	39,473	458,176	1,622,234
Average HH Income	\$102,846	\$140,980	\$131,419



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FLOOR PLAN



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PROPERTY PHOTOS

