



SHARED WAREHOUSE SPACE AVAILABLE

Rack Level	Pallets Positions	Individual Pallet Area Size
Floor	26	40 x 48 x 68" max height
2nd tier	26	40 x 48 x 47" max height
3rd tier	26	40 x 48 x 43" max height
Top tier	26	40 x 48 x 75" max height

AVAILABILITY SUMMARY

±2,800 SF of SHARED, racked industrial space in Fairfield. The location is in close proximity to Routes 10, 280, 287, 80, 23, 3 and 46.

Features

2800 sq/ft, (approximately 2/3 of 4200 sq/ft space), consisting of Warehouse and Offices

Office Space: 2 private rooms

Warehouse Clear Height: 22'

Loading Dock: 1

Dock Door: 14'

Condition: 4 Level Built in Rack System

Storage Area: 104 Total Pallet Positions, (Wall and double Center Areas)

Sublease Dates: February 1, 2025 to February 28, 2026

Terms: 13 Month Sublease
2 Months Security Deposit required at time of Sublease signing
Rent Due 1st of each month
Lease/Rent References required

Rental Rate: \$3,600 per/month
Heat and electricity additional are shared

Space Use

Clean Industry Storage and offices
Palletized merchandise
Product must be insured by owner
Forklift use available at no charge with licensed driver