

For Lease: 10,000 - 20,000 SF

101 Clinton Road
Fairfield, NJ

Available Immediately!



EXCLUSIVE BROKER

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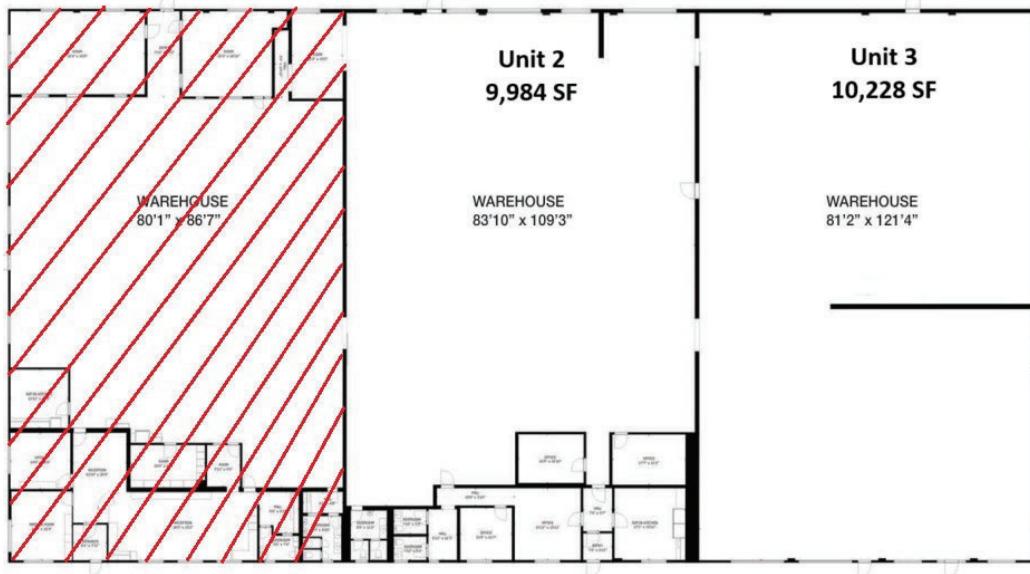
Property Highlights:

- **Available Space:** 20,212 SF
(Divisible to Units of 10,228 SF & 9,984 SF)
- **Office Area:** +/- 1,500 SF
- **Loading:** 5 Drive-in doors
- **Ceiling Height:** 14' Clear
- **Parking :** +/- 60 car spaces
- **Lease Rate:** \$14.50 PSF NNN
- **OPEX:** +/- \$4.25 PSF
- **Zone:** L-1



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

Floor Plan



Location Highlights:

With immediate Rt. 46 access and fast proximity to I-80, I-280, I-287, and the NJ Turnpike, 101 Clinton Road delivers unparalleled regional and interstate connectivity.



For more information, please contact:

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Exclusive Leasing Agent:

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