

**For Lease: 10,000 - 20,000 SF**

**101 Clinton Road  
Fairfield, NJ**

**Available Immediately!**



**EXCLUSIVE BROKER**

**Gregory J. Sabato, SIOR**  
gsabato@resource-realty.com  
C: (908) 403-5559



### **Property Highlights:**

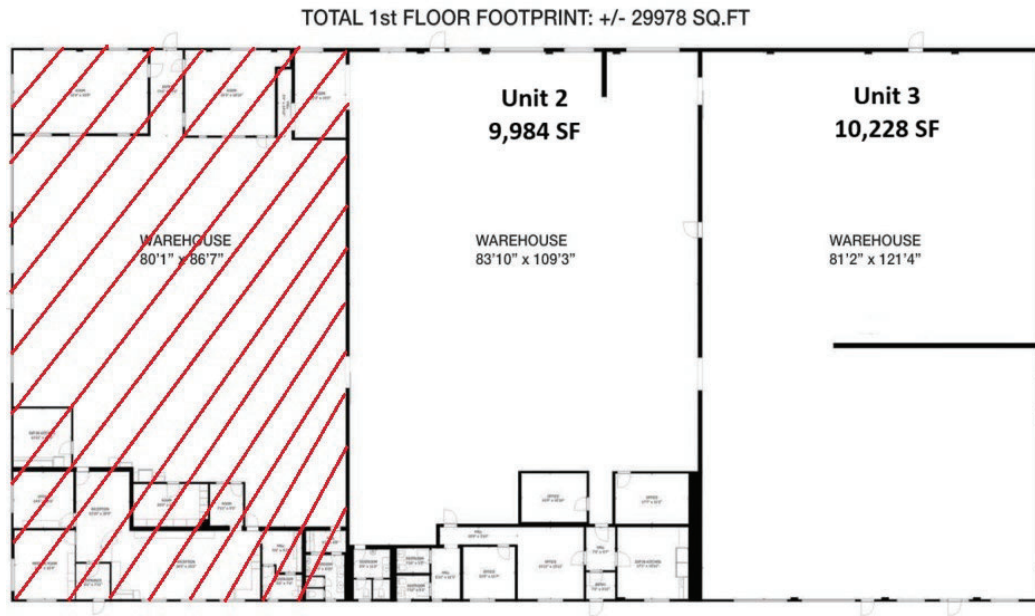
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|---------------------------|--|--------------------------|-------------------|
| • <b>Available Space:</b> | 20,212 SF<br>(Divisible to Units of<br>10,228 SF & 9,984 SF) | • <b>Ceiling Height:</b> | 14' Clear         |
| • <b>Office Area:</b>    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

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## 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:*

Gregory J. Sabato, SIOR  
[gsabato@resource-realty.com](mailto:gsabato@resource-realty.com)  
 C: 908-403-5559 O: 973-299-0900

*Exclusive Leasing Agent:*

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**Resource Realty**  
 Corporate Real Estate Services  
[www.resource-realty.com](http://www.resource-realty.com)