

OFFICE BUILDING FOR SALE

383 ROUTE 46

FAIRFIELD, NJ 07004

**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES



PROPERTY OVERVIEW

- Building Size: 34,445 SF
- Floors: 3
- Lot Size: 1.66 Acres
- Parking: 91 Spaces
- Price: \$4,800,000
- Year Built: 1974
- Elevator: Yes
- 100% Sprinklered
- Owner occupied since 1985
- Onsite natural gas-fired generator
- H-D zoning permits broad range of uses including office, retail, educational, and medical
- Close to Routes 23, 80, 280, and 287
- Great visibility with frontage on Rt. 46
- Full interchange with Rt. 46 & Hollywood Ave.
- Excellent user/owner opportunity

FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE BROKER:

Peter G. Rasmusson, CCIM

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C 973.985.0265

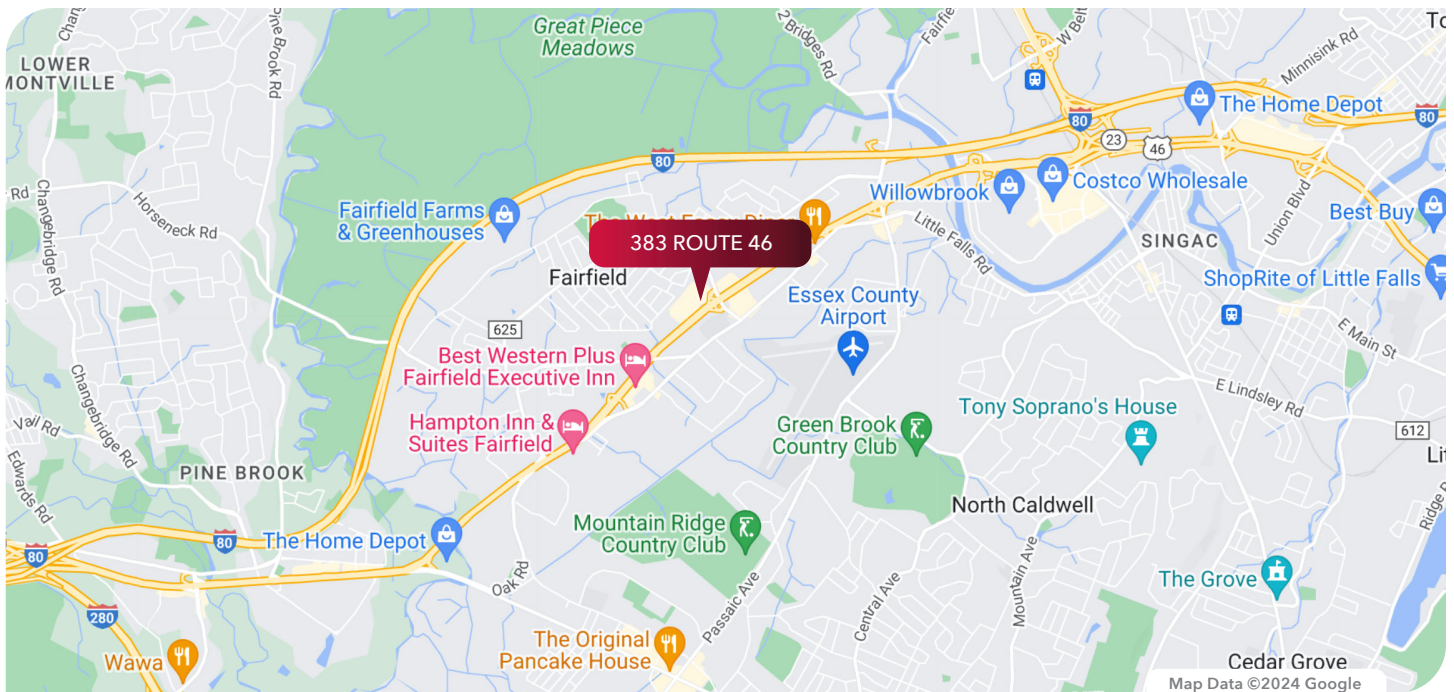
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AERIAL



MAP



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