

(973) 575-8410

ALLIED REALTY
Commercial & Industrial Real Estate
330 Passaic Avenue, Suite 212
Fairfield, New Jersey 07004

RKraft@AlliedRealtyNJ.com
www.AlliedRealtyNJ.com

2 Madison Road Fairfield



Size: 15,620 Square Feet

Office: 3,400+ Square Feet

Ceilings: 22' Height

Loading: 2 Tailgates

Lease Price: \$13.75/sq ft Net

Tax, CAM, Mgt: \$5.58/sq ft (2026 Budgeted)

***Fully Air Conditioned
5+ Year Sublease until 3/30/31***

All information is from a source deemed to be reliable, however, No warranty or representation, express or implied, is made to the accuracy of the information contained herein, and same is submitted subject to errors, omission, change of price, rental or other conditions, withdrawal without notice, and to any special conditions imposed by our principals and clients.