



**13,200 SF**  
Available For Lease

**AVAILABLE  
JANUARY 2025**

# 107 Fairfield Road Fairfield, New Jersey

## Property specifications

Building Size: +/- 13,200 SF  
Office: +/- 4,774 SF (will reduce SF)  
Ceiling Height: 22' clear  
Loading: 2 tailgates / 1 drive-in door  
Column Spacing: 30' x 36'  
Parking: 35 spaces  
Power: 200 amps, 480 volts / 3 phase  
OPEX: \$3.56 PSF/24'  
Zoning: HD-46 Zoning which permit limited retail sales, business services, offices, banks and financial services, business and vocational schools, studios for music/dance/sports or art instruction, indoor recreational, warehousing and wholesale supply establishments

Note: Available January 2025

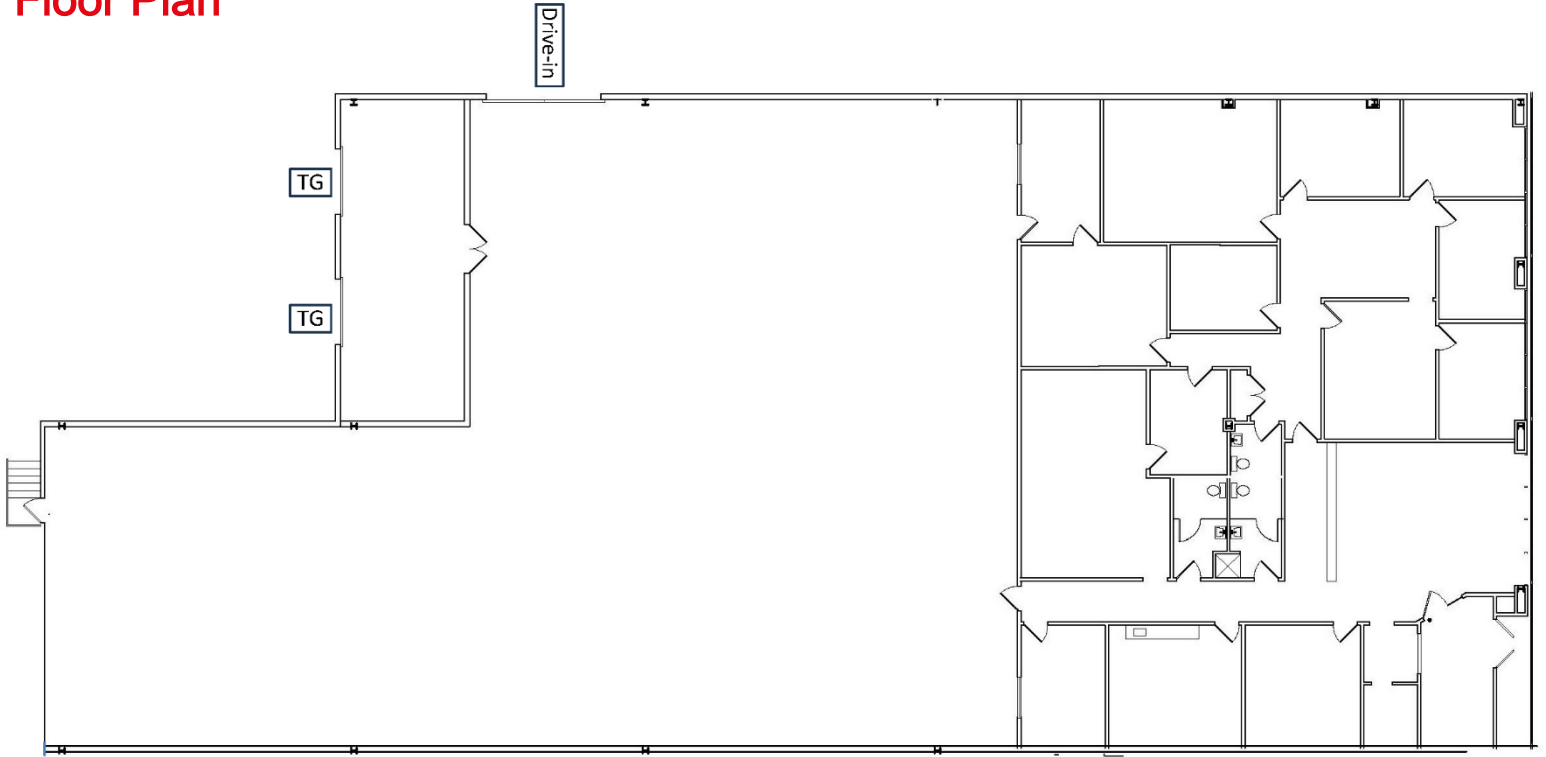


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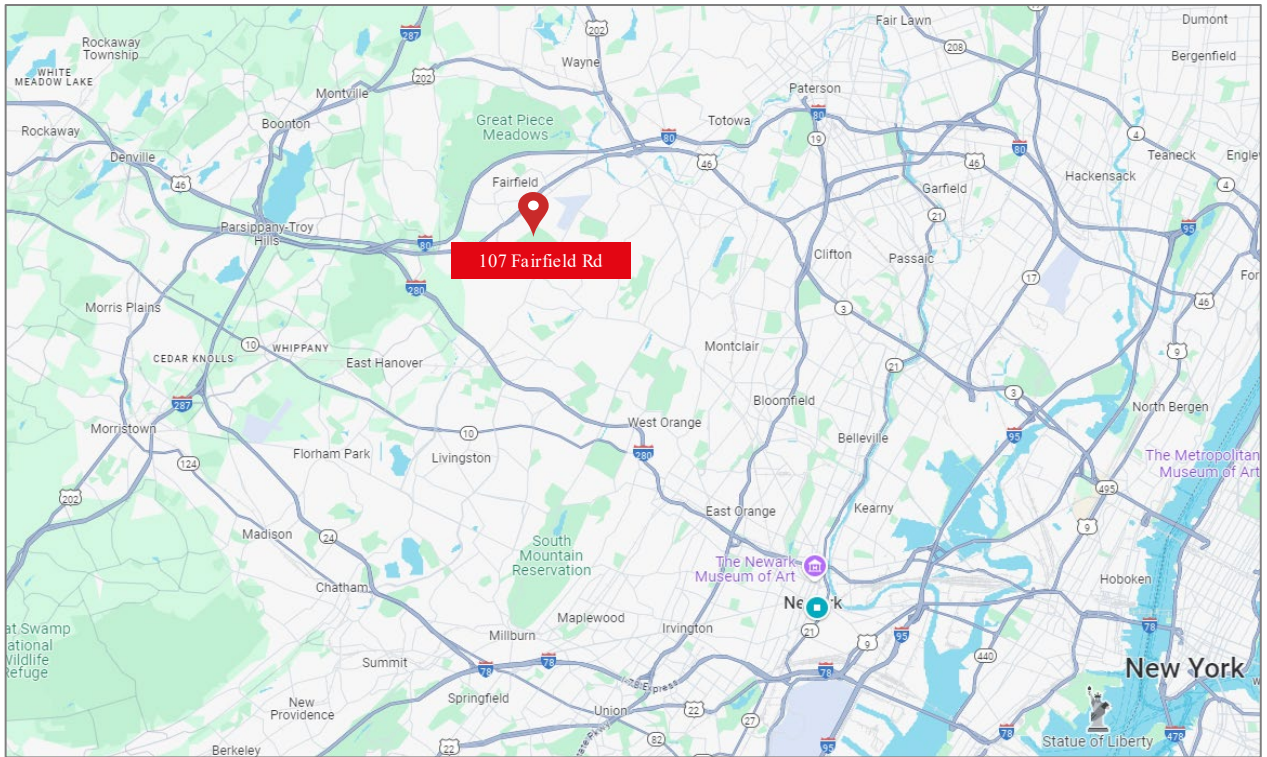
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### Floor Plan



### Map



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