

For Lease: 10,624 SF



5 Montesano Road
Fairfield, NJ

Outdoor Storage Approved!



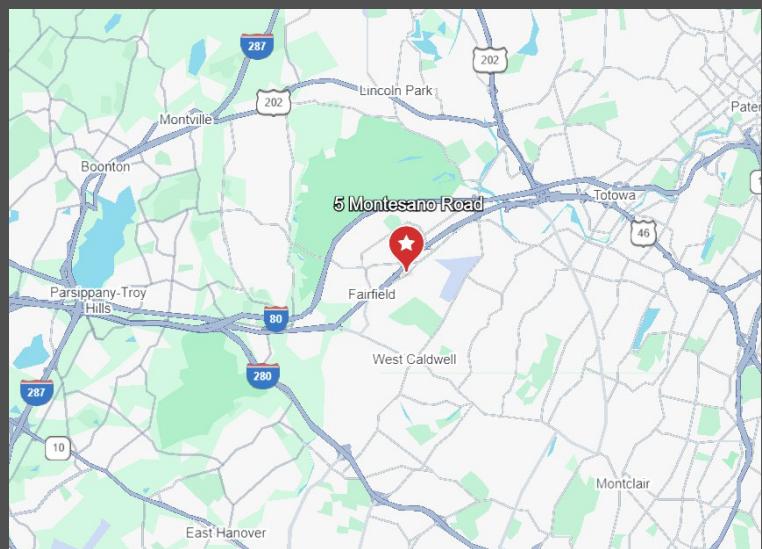
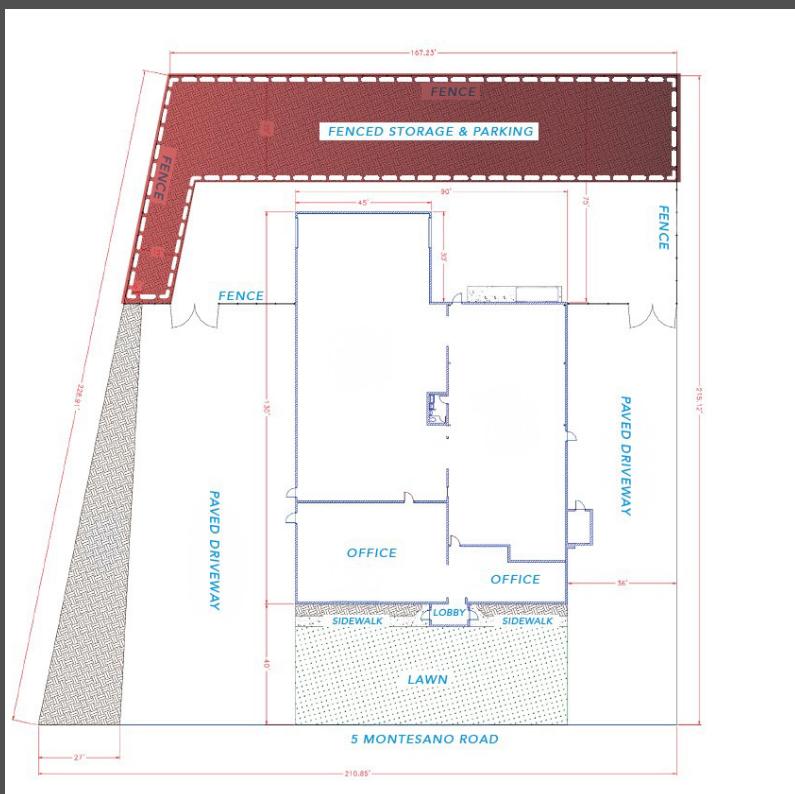
Property Highlights:

- **Available Space:** +/- 10,624 SF
- **Office Area:** +/- 1,500 SF
- **Loading:** 2 Drive-in Doors
- **Ceiling Height:** 14'-16'
- **Parking:** 23 Parking Spots

- **Property Size:** +/- 1 Acre
- **Zoning:** L1
- **Lease Rate:** Call for Pricing
- **OPEX:** +/- \$4.50 PSF
- **Available:** Immediately



Improvements: New LED lighting throughout, gated rear yard with circular access, operable crane, office area recently refurbished and newly painted warehouse .



Comments: Easy access to Routes 80, 46, 280, 287, Garden State Parkway and NJ Turnpike.

For more information, please contact:

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

Rylie Lake
rlake@resource-realty.com
C: 845-417-3868

Exclusive Leasing Agent:

R
R
Resource Realty
Corporate Real Estate Services
O: 973-299-0900
www.resource-realty.com