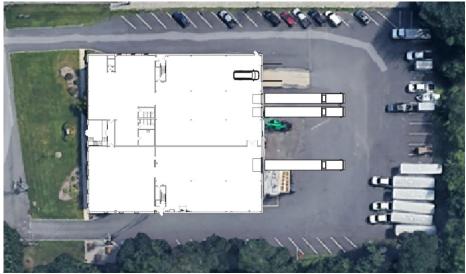


## 22 Audrey Place Fairfield, NJ 07004

# FOR LEASE INDUSTRIAL / FLEX





## Single or Multi-Tenant Industrial FOR LEASE

Space Breakdown	FULL BUILDING	UNIT 1	UNIT 2
Unit Size	±22,000	±12,810	9,190
Warehouse (SF)	±16,000	±9,310 SF	±6,690
Office (SF)	±6,000	±3,500	±2,500
Ceiling Height	22'	22'	22'
Loading Docks	3	2	1
Drive-ins	1	1	0
Power	800A @ 208V, 3P	400A @ 208V, 3P	400A @ 208V, 3P

ROBERT ADAMS
Principal | Broker of Record

908.627.5400 radams@gardenstaterealty.net

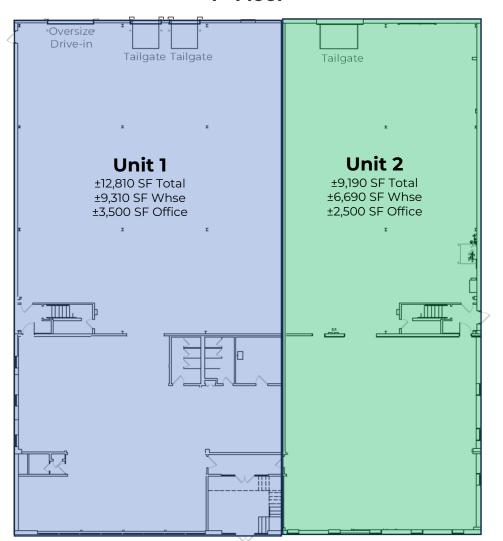
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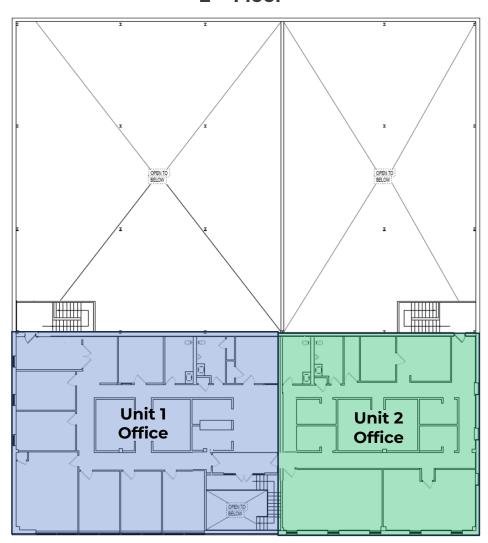
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## 22 Audrey Place Fairfield, NJ 07004

#### 1st Floor



#### 2<sup>nd</sup> Floor



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## 22 Audrey Place Fairfield, NJ 07004

Highlights

### FOR LEASE INDUSTRIAL / FLEX



### New roof installed 2023

- Large paved parking lot
- Headquarters quality facility
- Fully Air Conditioned Office & Warehouse
- High bay warehouse
- Recently renovated office space with private offices and bullpen
- Well kept grounds
- Large paved parking lot
- Excellent loading with oversize drive-in and up to 3 tailgate doors









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