



## Office Space for Lease | Fully Furnished

15 Oak Road

FAIRFIELD, NJ 07004

**Available Space:** 2,040 TSF Second Floor

**Location:** Easy Access to Routes 46, I-80, I-280, Bloomfield Avenue; excellent location – Oak Road off Bloomfield Avenue

**Lease Price:** Call for pricing

**Features:**

- 3 private offices, two large bullpens, conference, kitchen/break room, 2 restrooms plus bonus shower
- Fully furnished, new desks
- 24/7 Access
- Active Exterior Surveillance System
- On-site parking: 8 parking spaces in front
- Monument Signage
- Zoning L -1

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Exclusive Broker

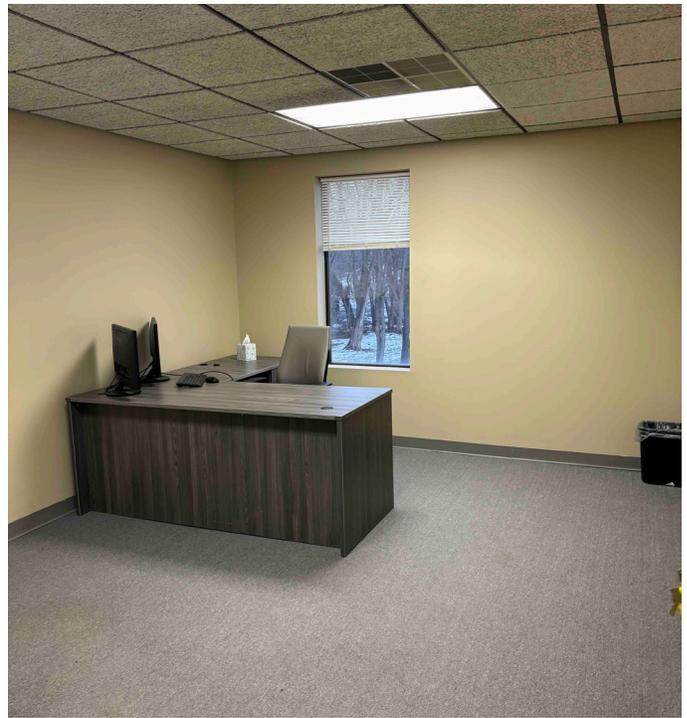
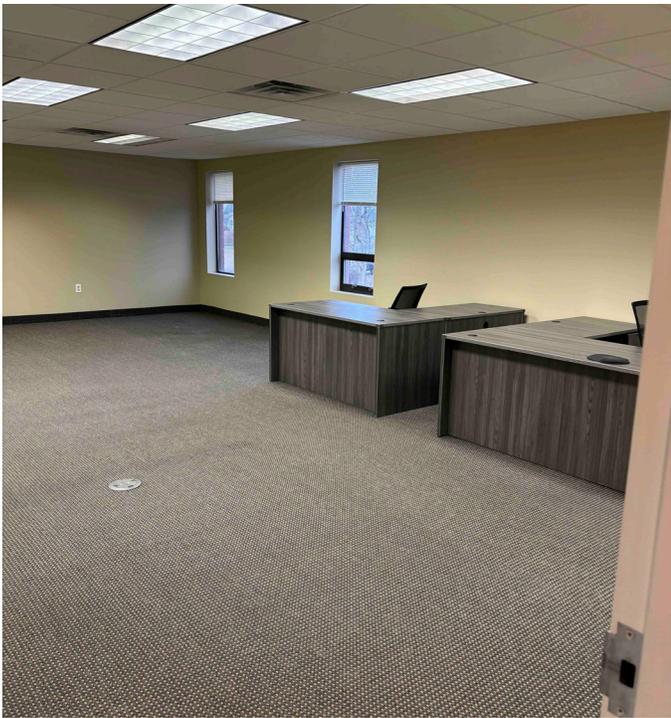
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# 15 Oak Road

## Photos



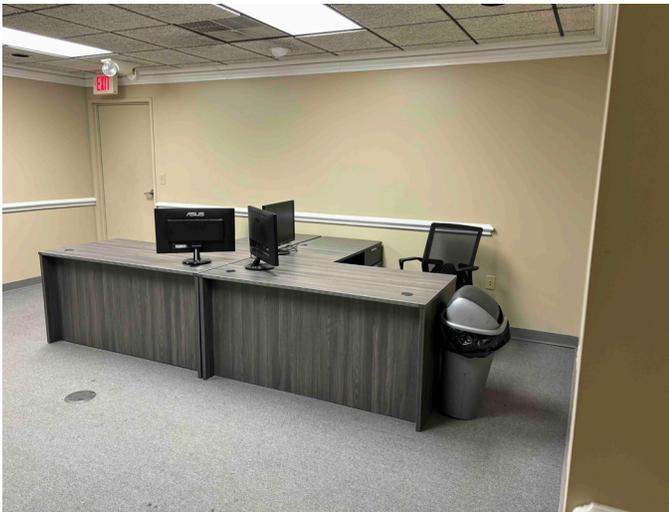
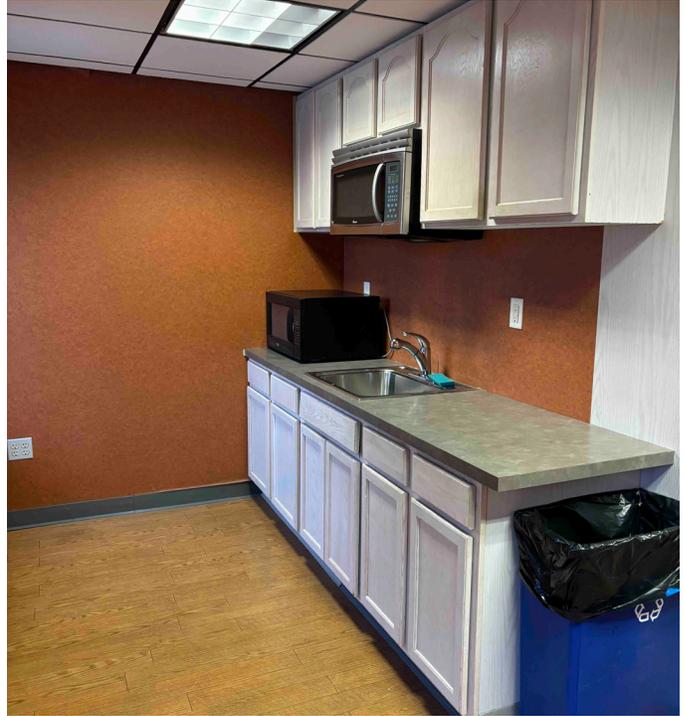
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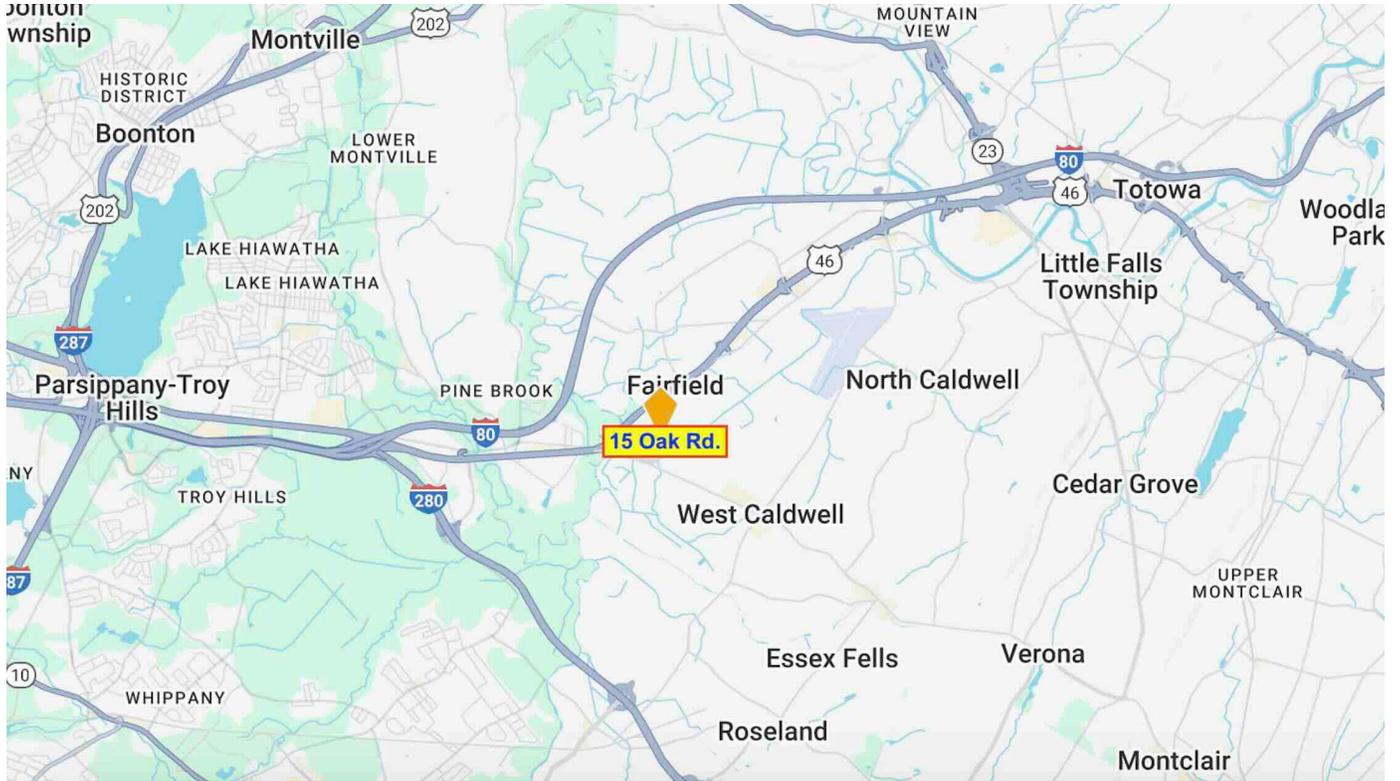
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## Map



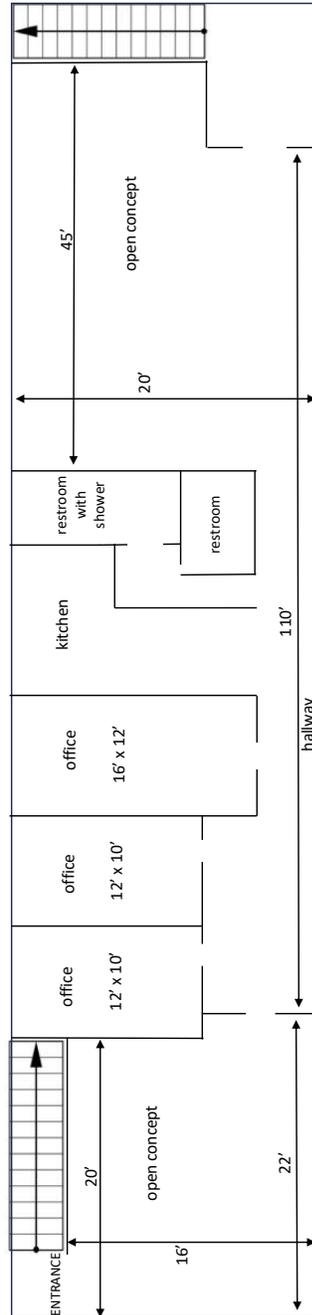
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## Floor Plan



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# 15 Oak Road

## Zoning

### § 45-39. L-1 LIGHT INDUSTRIAL ZONE.

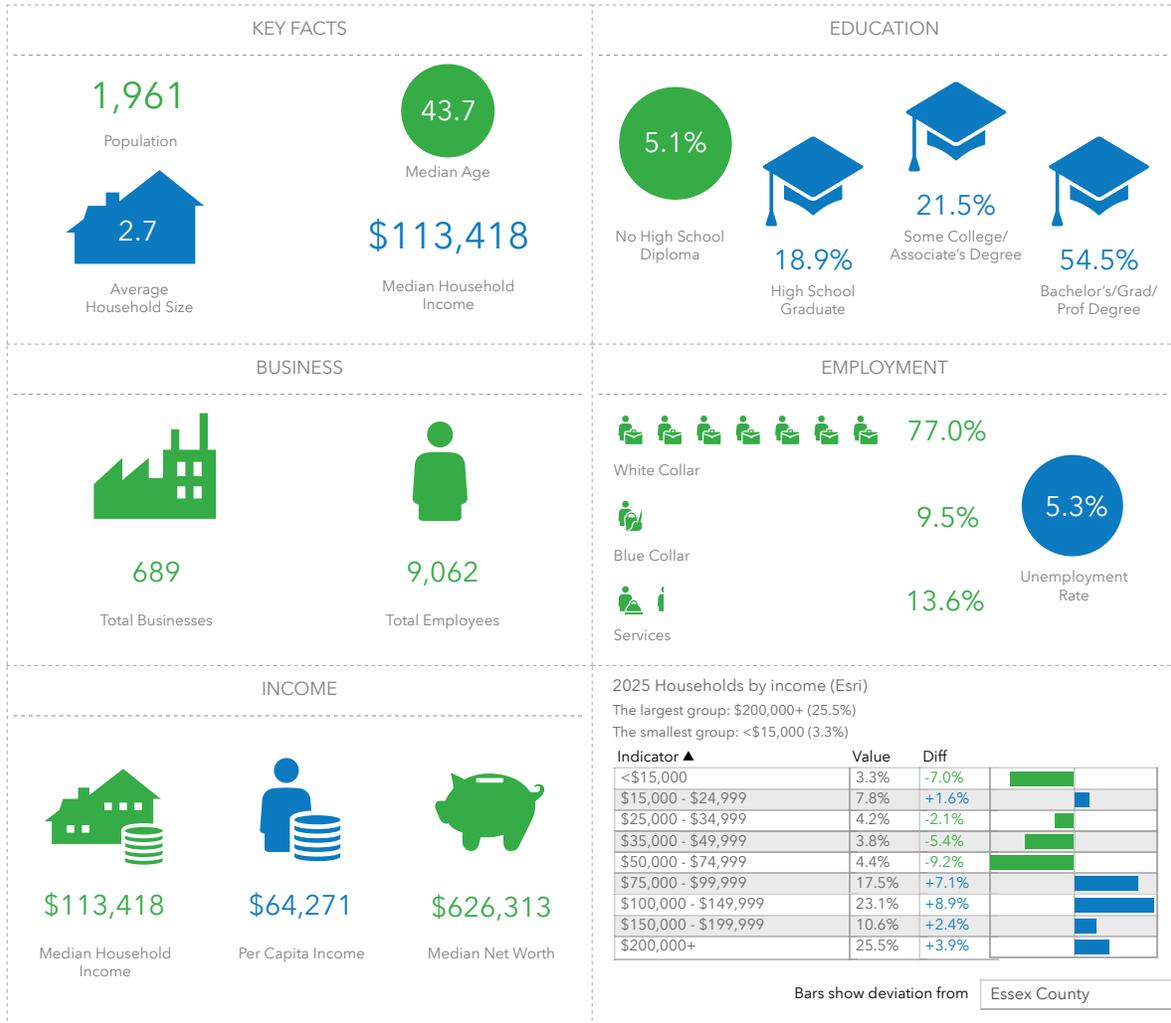
**§ 45-39.1. Permitted Uses. [1969 Code § 75-67; Ord. No. 591; Ord. No. 601; Ord. No. 738; Ord. No. 779; New; Ord. No. 2016-10 § 7; Ord. No. 2017-05 § 7]**

No structure, building or premises shall be used and no building shall be erected or altered, except for the following uses:

- a. The fabrication, assembly and production of products, provided that no raw animal waste, animal matter, chemical reduction or processing, steel rolling or explosives are involved.
- b. The packaging, warehousing and distribution of products.
- c. Offices: general, business, professional, banks, financial and government.
- d. Planned industrial parks.
- e. Research and product testing laboratories.
- f. Business schools.
- g. Business services.
- h. (Reserved) [Ord. No. 2016-10 § 7]
- i. Printing and publishing.
- j. Churches and Houses of Worship.
- k. Public buildings and parks.
- l. Wholesale supply establishments.
- m. Cannabis distributors. [Added 6-28-2021 by Ord. No. 2021-08]
- n. Cannabis manufacturers. [Added 6-28-2021 by Ord. No. 2021-08]
- o. Cannabis wholesalers. [Added 6-28-2021 by Ord. No. 2021-08]

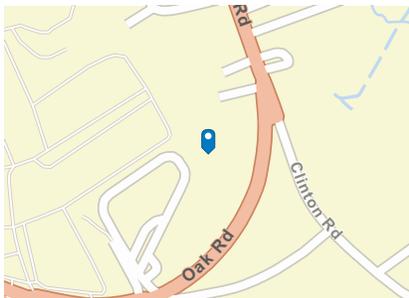
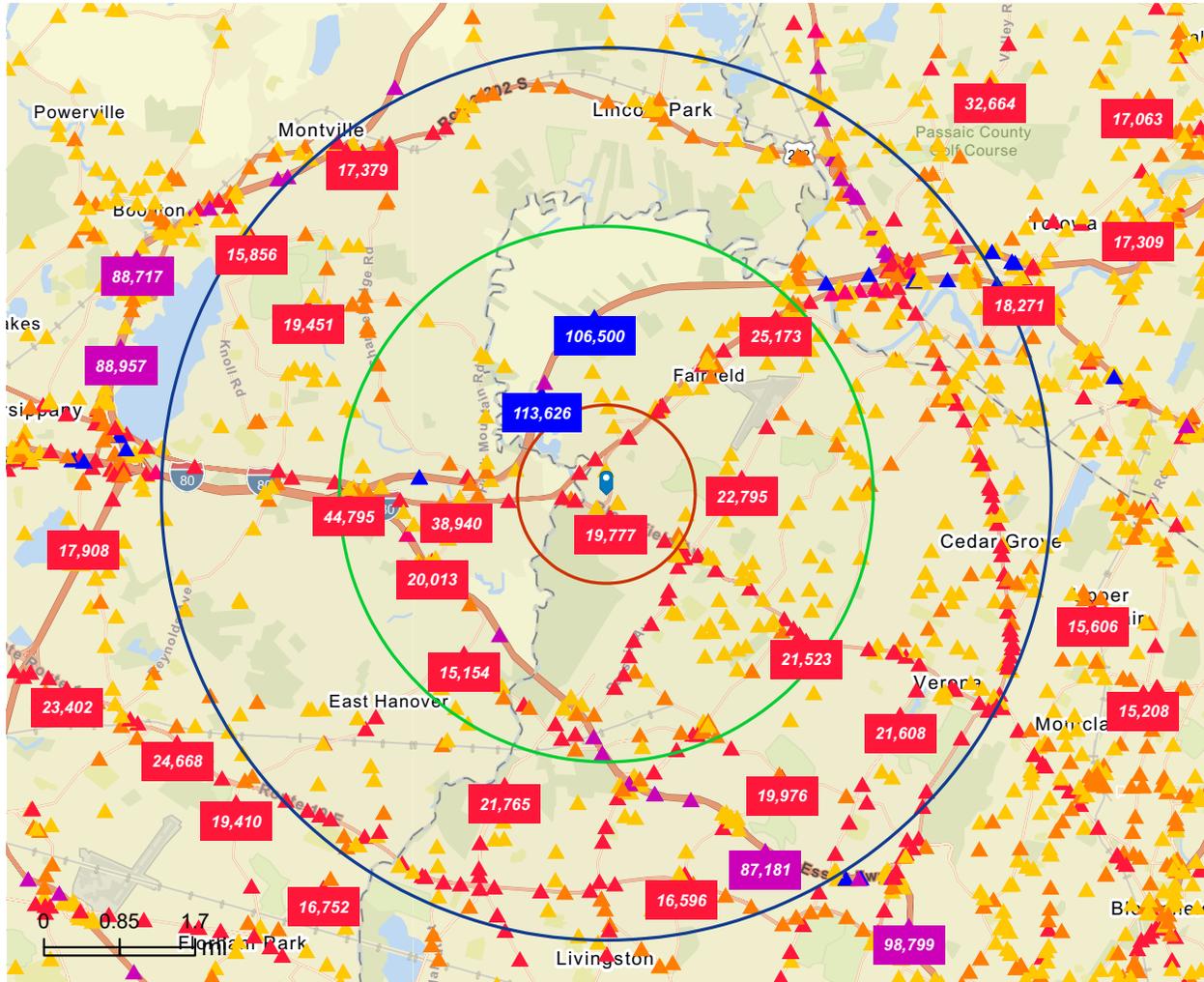
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## Key Facts



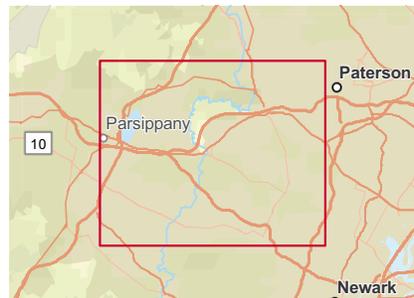
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## Traffic Count



### Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



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