



**13,200 SF**  
**Available For Lease**

**AVAILABLE  
IMMEDIATELY**

**107 Fairfield Road, Fairfield, New Jersey**

## Property specifications

|                 |  |
|-----------------|--|
| Building Size:  | +/- 13,200 SF  |
| Office:         | +/- 1,870 SF   |
| Ceiling Height: | 22' clear  |
| Loading:        | 2 tailgates / 1 drive-in door  |
| Column Spacing: | 36' x 41'  |
| 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 |



# 13,200 SF

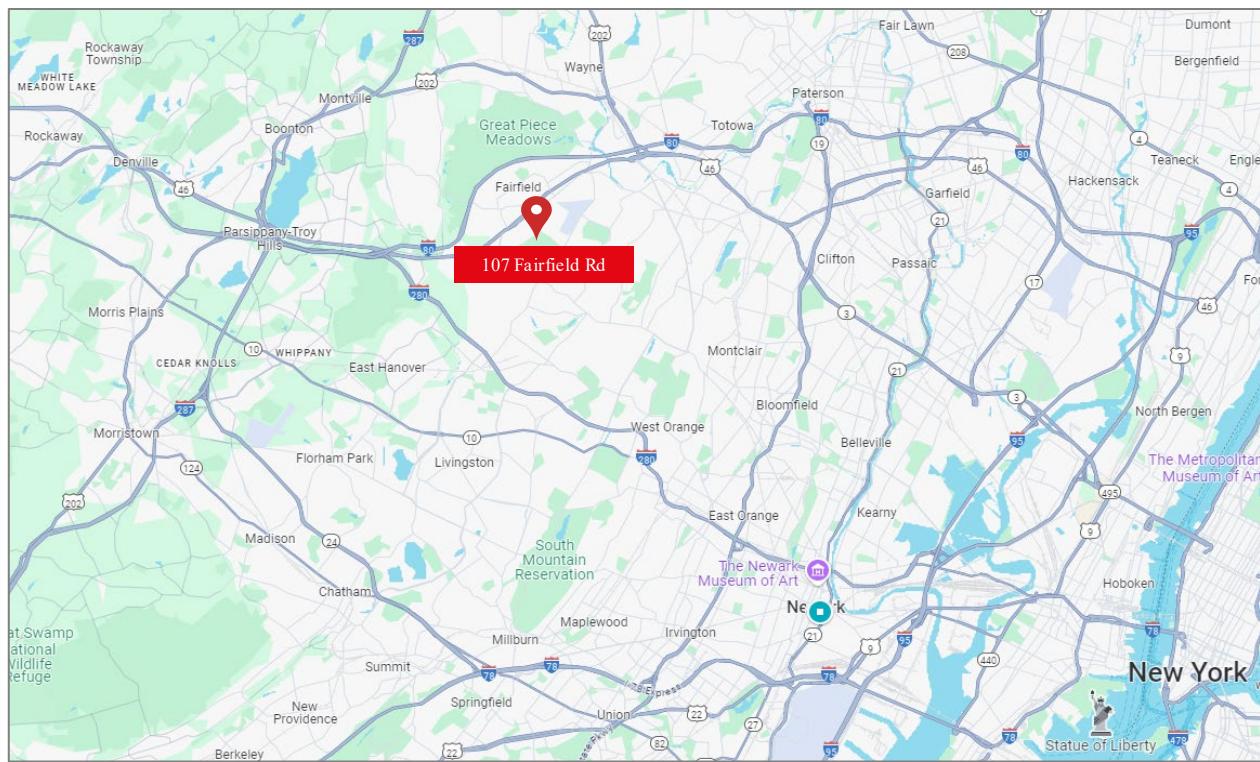
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## Floor Plan



## Map



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