

PROPERTY

FOR LEASE

 CUSHMAN &
WAKEFIELD

 CATALYST
INVESTMENT PARTNERS



PREMIER LOCATION



36 Montesano Road
Fairfield, New Jersey

**5,000 SF MAINTENANCE
BUILDING ON 1 ACRE**

IMMEDIATE AVAILABILITY



Rare secured yard
with maintenance
facility



Direct Proximity to
Route 46 & I-80



BUILDING SITE PLAN

OUTDOOR
STORAGE
AREA

5,000 SF
Available



1 DRIVE-IN

16 CAR SPACES

PROPERTY OVERVIEW



POTENTIAL USES:

- Lay down yard / Building Material Storage
- Contractor Yard
- Trailer Parking / Vehicle Parking
- Equipment Rental



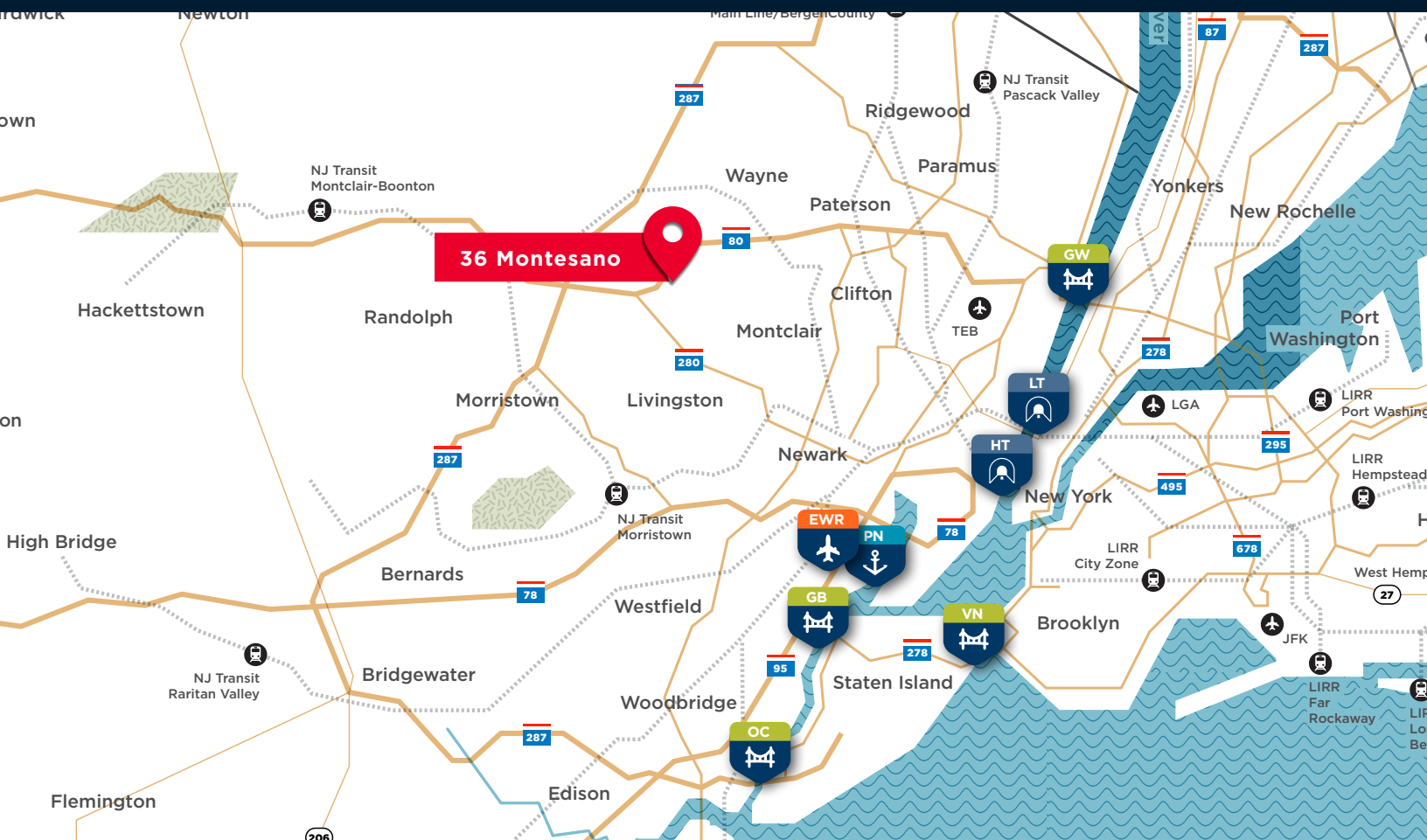
Planned Improvements Underway

Available SF	5,000 SF
Acreage	1 Acre
Office	±1,000 SF
Loading	16' W. x 12'-5" H. Overhead Door
Parking	16 Car Spaces
Clear Height	13'-9"
Year Built	1974
Power	800-amp, 277/480-volt
Zoning	I-2

PREMIER LOCATION

A premier Fairfield location with immediate access to Route 46 and I-80, offering exceptional regional connectivity for industrial users. This property represents a rare opportunity in a supply-constrained market with very few IOS sites offering such a broad range of permitted industrial outdoor storage uses.

Route 46	0.5 mi
Interstate 80	2.5 mi
Interstate 280	4 mi
Interstate 287	7 mi
Garden State Parkway	9 mi
NJ Turnpike	16 mi
Newark Airport	20 mi
GW Bridge	22 mi
Port Newark/Elizabeth	26 mi



30 Minutes
to Newark Airport



35 Minutes
to Port of Newark



30 Minutes
to Midtown NYC





36 MONTESANO RD
FAIRFIELD, NJ

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