



**OFFICE/FLEX
FOR SALE**

±39,304 SF

60

**E. ROUTE 46
Fairfield, NJ**

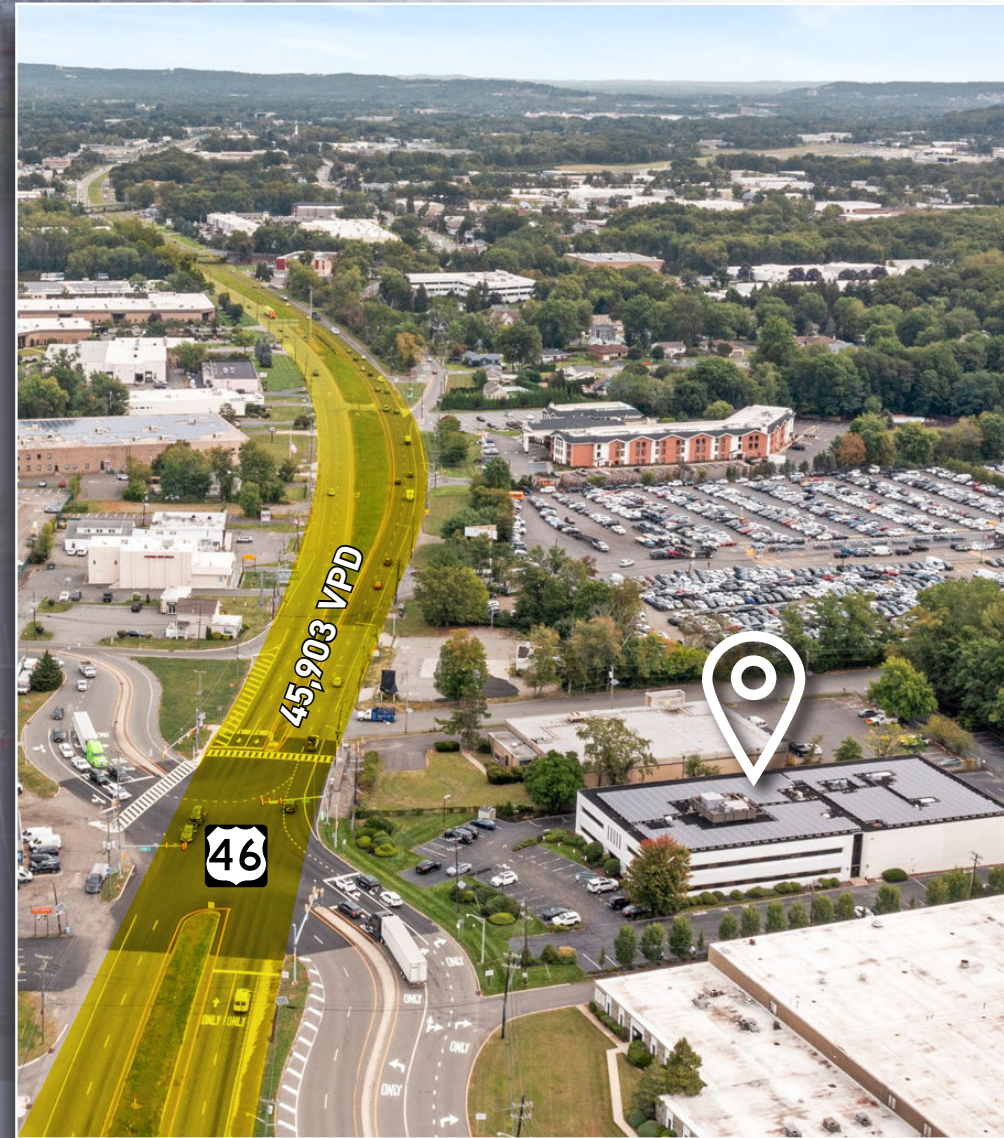


**Team
Lizzack-Horning**

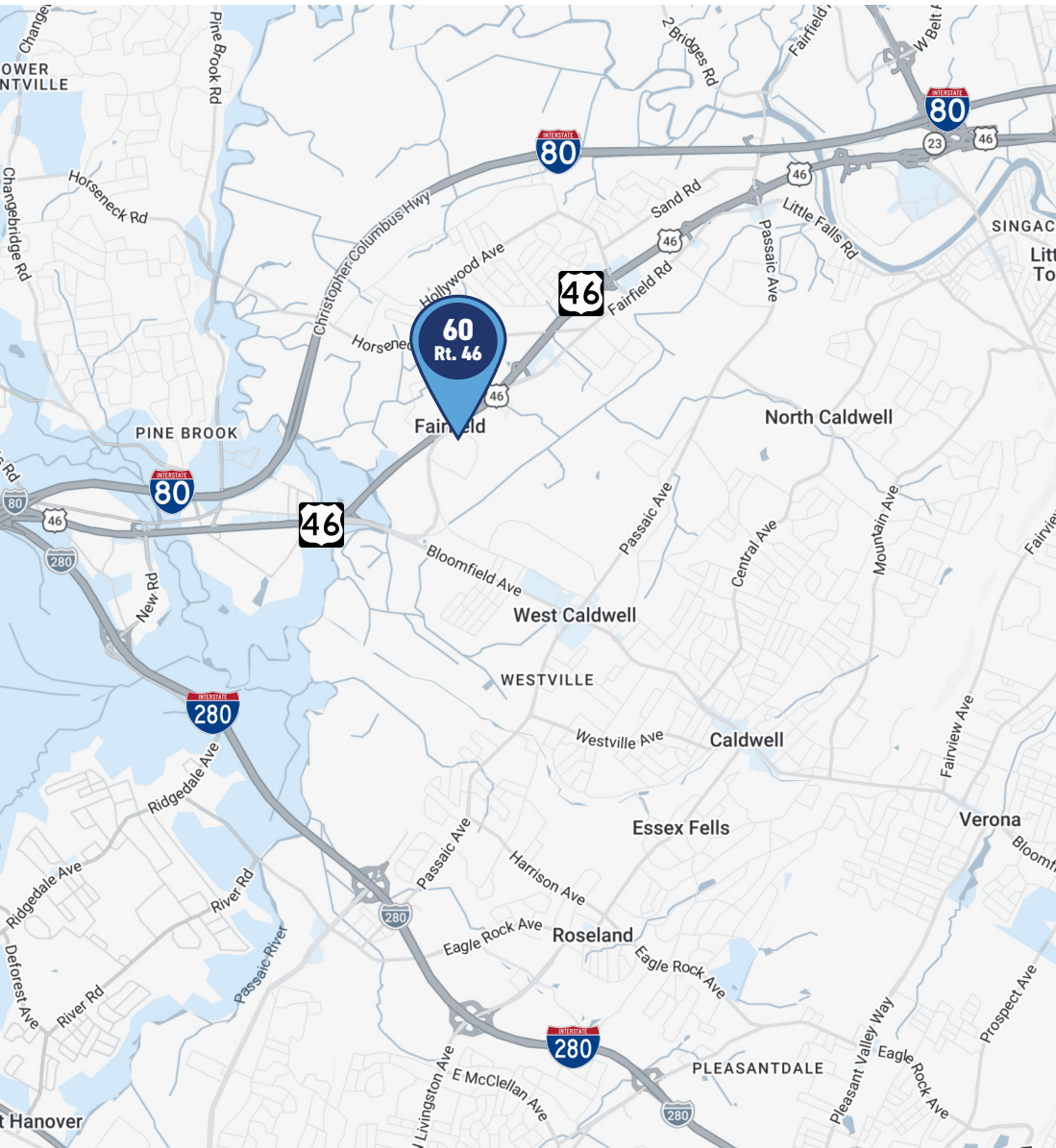
PROPERTY INFORMATION

Premium ±39,304-square-foot Class B flex property presenting a unique opportunity for both owner-users and investors. Offering dual functionality with office, light industrial, and distribution capabilities, the building provides exceptional versatility, strong visibility, and convenient access. Ideally suited for businesses looking to consolidate operations or expand in a prime Northern New Jersey location.

- ±39,304 SF total building area
- Two (2) tailgates
- One (1) drive-in
- 22' ceilings (warehouse)
- Power: 265/460v, 3-phase, 4-wire, 600 amps
- Frontage on US Highway 46 - Excellent visibility & signage opportunity
- Two-story building allows separation of office and warehouse components
- Generous surface parking allows for 132 cars
- Convenient ingress/egress to major roads & highways
- Zoned HD - Highway Development
- Flex building is suitable for office, light industrial, showroom, or distribution use



LOCATION HIGHLIGHTS



Immediate Access: I-80, I-280, Route 23 & I-287

- Central Northern NJ location with easy access to Essex, Bergen & Passaic Counties
- Convenient access to major business and industrial corridors
- Close proximity to retail, dining, hotels & Willowbrook Mall
- Approx. 30 minutes to Newark Liberty International Airport
- Excellent access to regional workforce and transportation networks

DEMOGRAPHICS

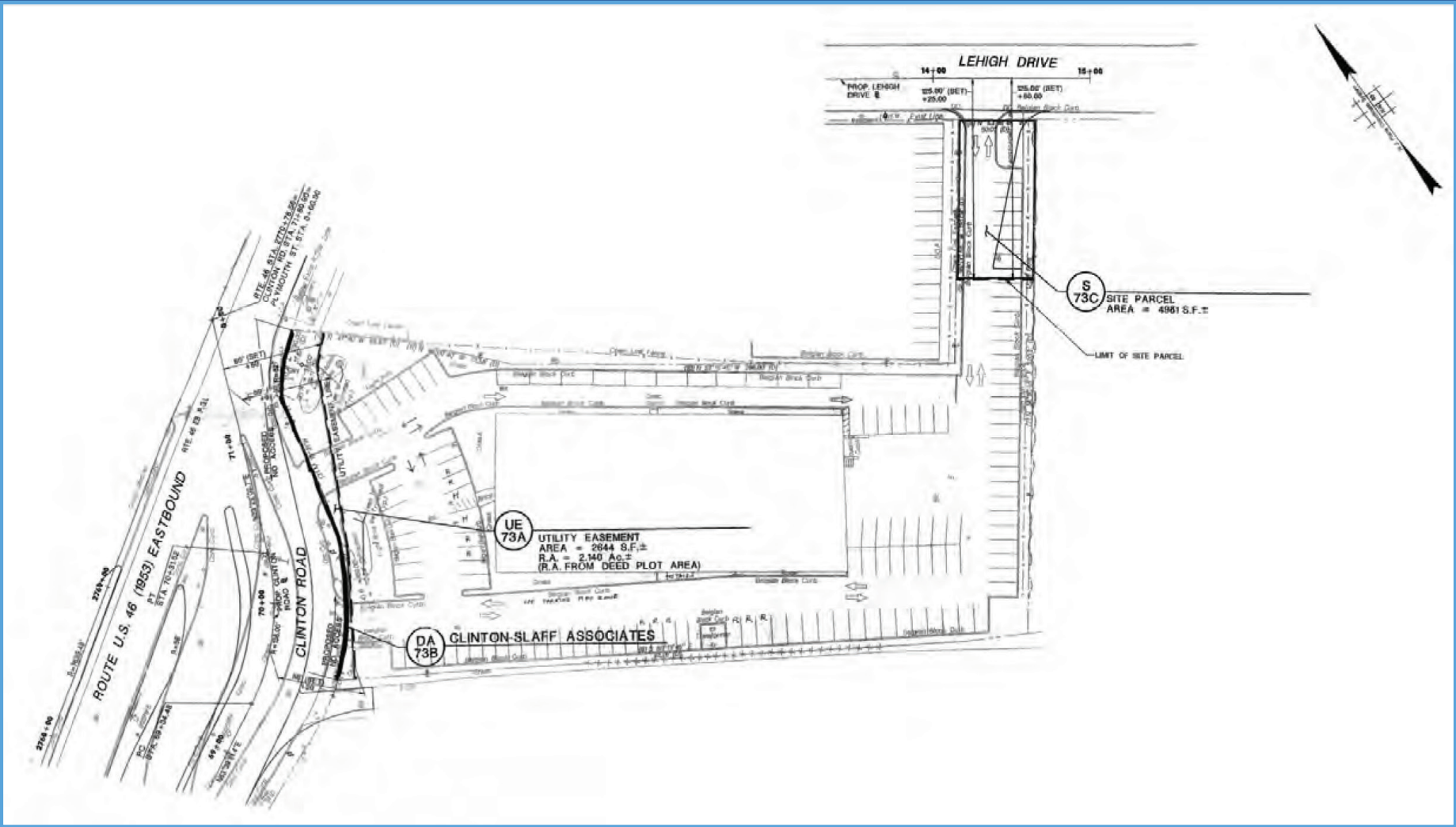


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,492	43,682	163,537
Average Age	44	43	43
Average Age (Male)	43	42	42
Average Age (Female)	45	44	44

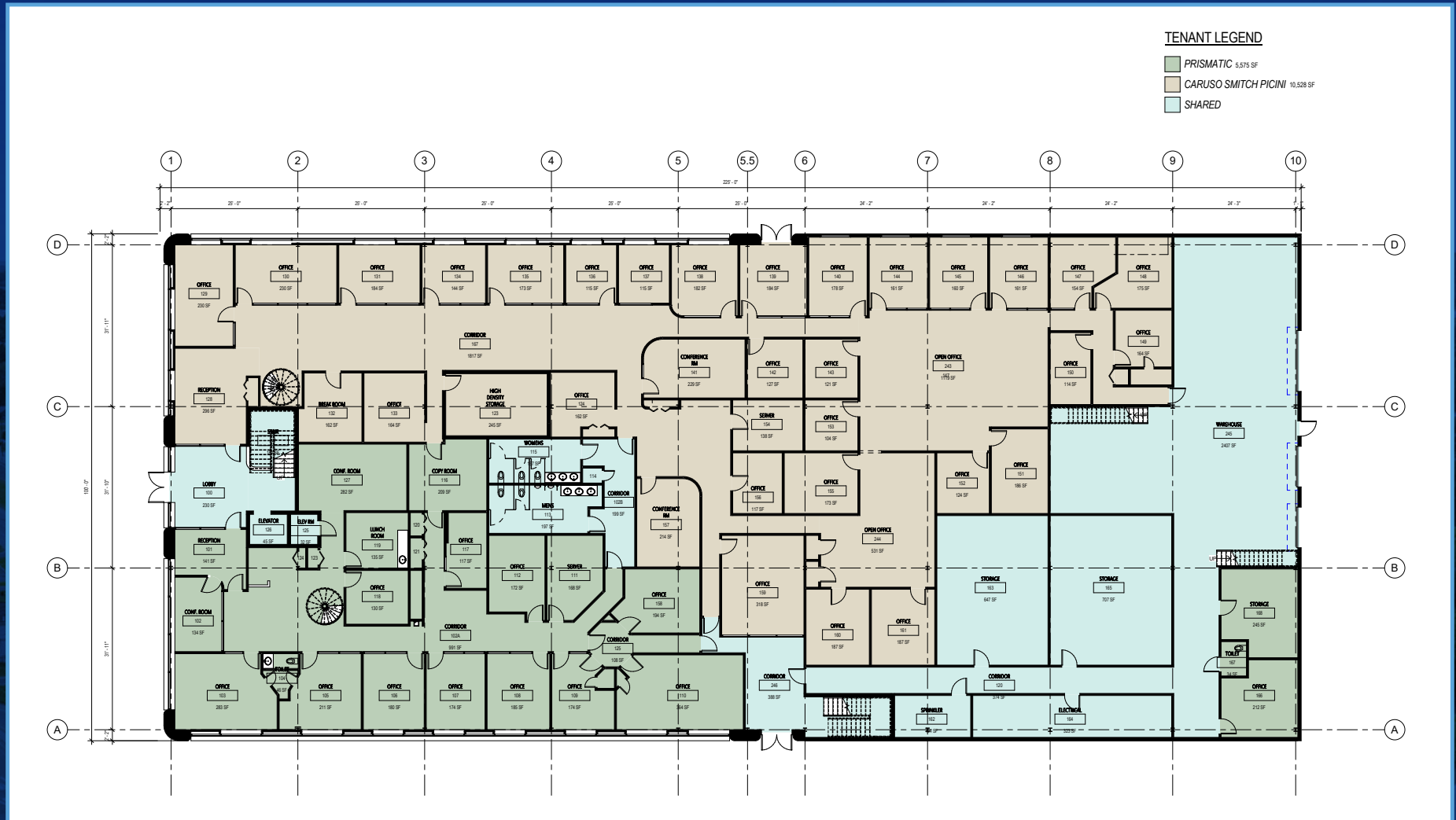


HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	899	16,197	60,358
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$164,546	\$192,840	\$189,451
Average House Value	\$684,073	\$733,609	\$698,415

PROPERTY SURVEY



FLOOR PLAN - 1st FLOOR



FLOOR PLAN - 2nd FLOOR



PROPERTY PHOTOS - EXTERIOR



PROPERTY PHOTOS - INTERIOR



PROPERTY PHOTOS - INTERIOR



PROPERTY PHOTOS - INTERIOR






 For more information

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