

WAREHOUSE

FOR LEASE



**1,200 AMPS OF
POWER AVAILABLE**



PREMIER LOCATION



140-142 Clinton Road
Fairfield, New Jersey

37,000 SF

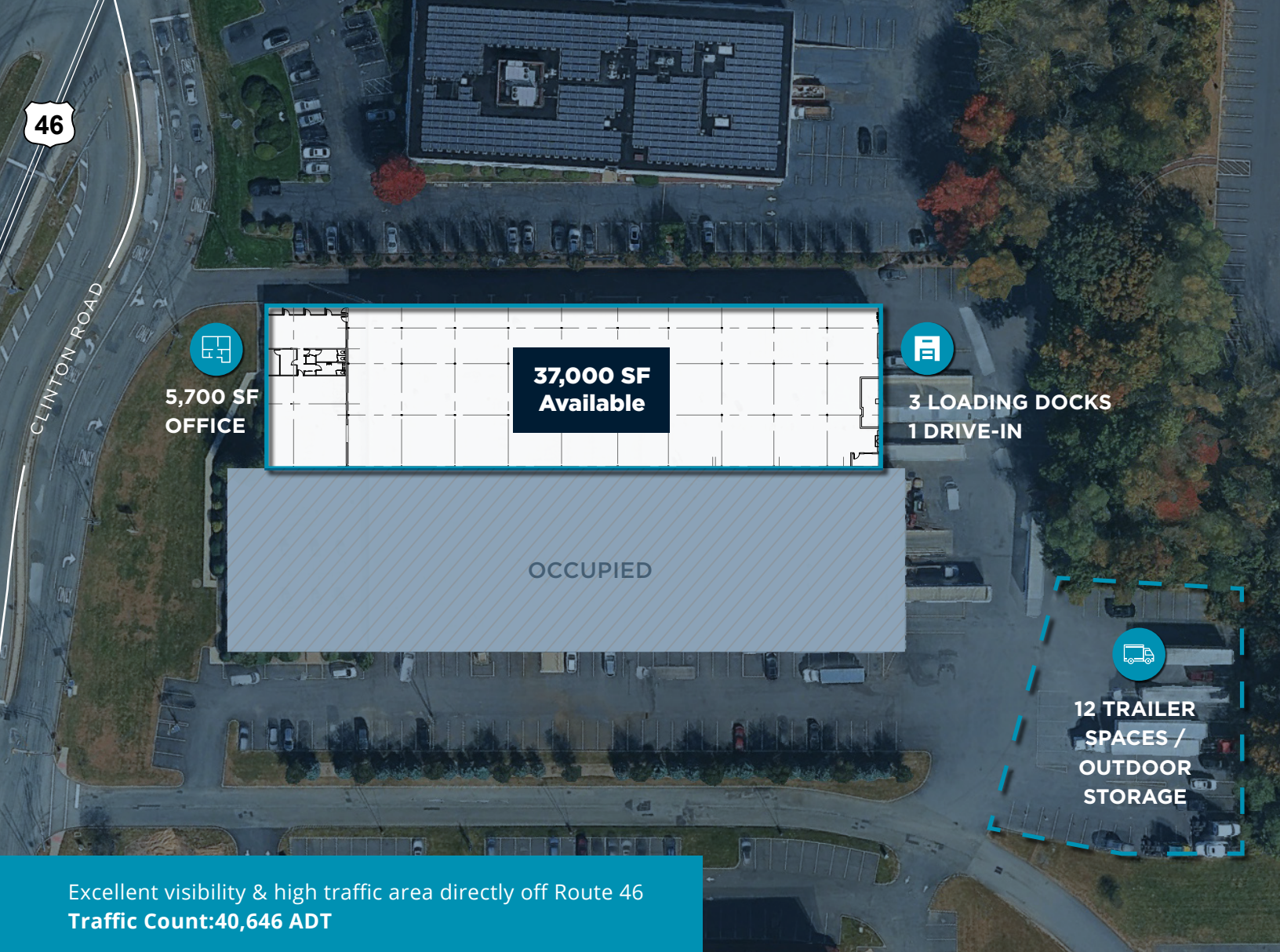
IMMEDIATE AVAILABILITY



High Visibility &
Excellent Location



Direct Proximity to
Route 46 & I-80



5,700 SF
OFFICE

37,000 SF
Available



3 LOADING DOCKS
1 DRIVE-IN



12 TRAILER
SPACES /
OUTDOOR
STORAGE

OCCUPIED

Excellent visibility & high traffic area directly off Route 46
Traffic Count: 40,646 ADT

PROPERTY OVERVIEW



Outdoor Storage



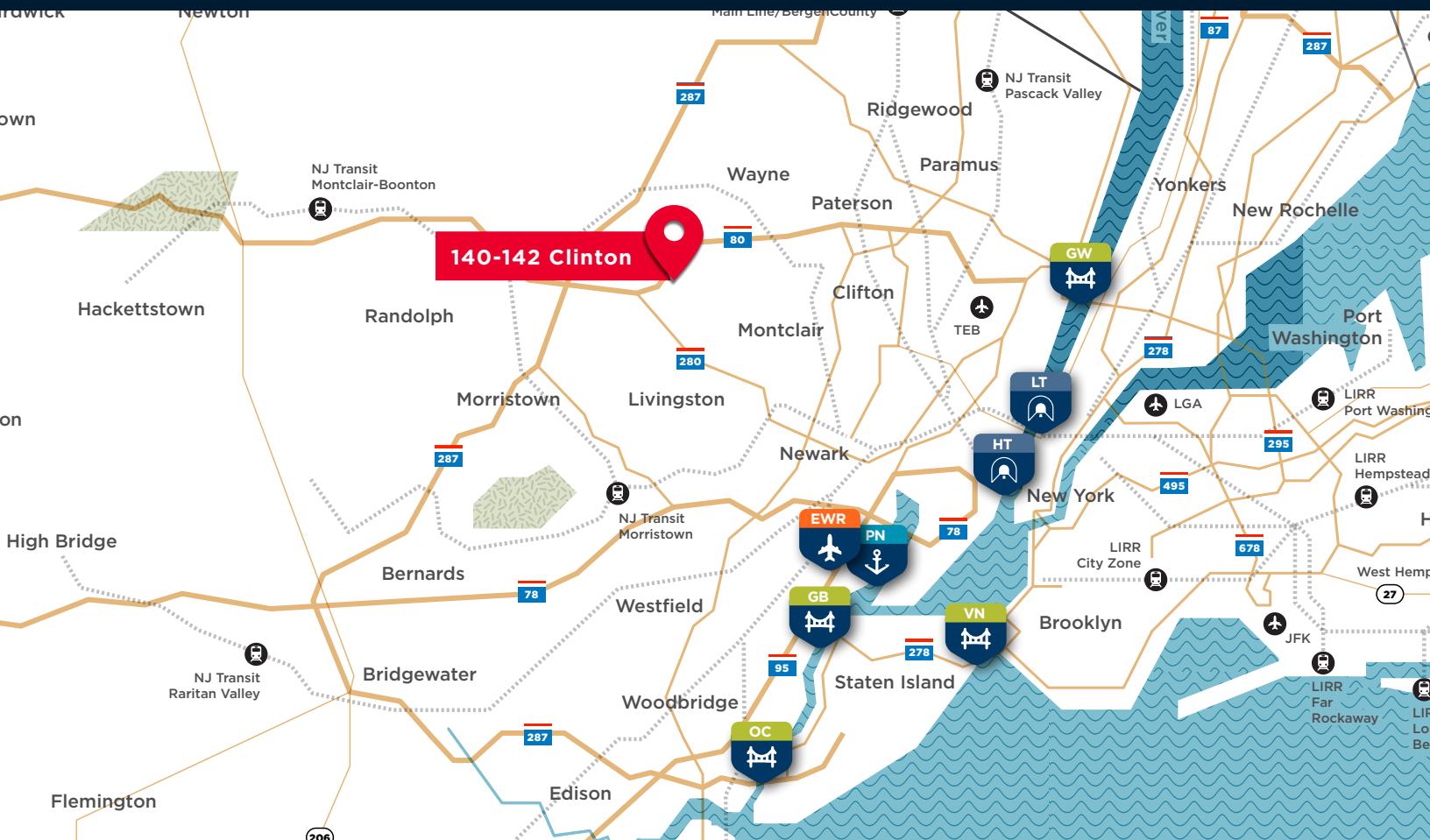
High Visibility

| | |
|------------------------|-------------------------------|
| Available SF | 37,000 SF |
| Office | 5,700 SF |
| Year Built | 1970 |
| Loading | 3 Loading Docks 1 Drive-In |
| Trailer Parking | 12 Spaces |
| Clear Height | 21' |
| Power | 1,200 Amps |
| Sprinkler | Wet |

PREMIER LOCATION

A premier Fairfield location that is directly off of Route 46 and I-80. This property is uniquely located to provide a broad supply chain solution for both Northern Jersey and NYC and is well positioned for any last mile ecommerce use.

| | |
|-----------------------|--------|
| Route 46 | 0.1 mi |
| Interstate 80 | 2.5 mi |
| Interstate 280 | 3.3 mi |
| Interstate 287 | 6 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





140-142 CLINTON RD
FAIRFIELD, NJ

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 **THE STRO COMPANIES**
CREATING VALUE

 **CUSHMAN & WAKEFIELD**