



101 Clinton Rd
Fairfield, NJ

FOR LEASE | 10,000 or 20,000 Remaining | WAREHOUSE / INDUSTRIAL

14' Ceilings | Heavy Power
4 Drive-In Doors

Plenty of parking | 5 acre lot
Right off Route 46

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Subject to errors, omissions, changes, prior sale or withdrawal, all without notice.



TOTAL 1st FLOOR FOOTPRINT: +/- 29978 SQ.FT



PHYSICAL

SF Available	10,000 or 20,000 SF
Total SF	30,000 SF
Heat	Gas
Ceiling Height	14' Clear
Drive-in Doors	Five
Zoning	L1 – Light Industrial
Parking	Approx 60
Flood Zone	AE (A zone)*
Lease Price	\$13.50 PSF + \$4.25 NNN



Industrial/flex space available with room for outside storage and plenty of parking (5 acres) off Route 46. One of the 10,000 SF units has excellent office space, conf rooms and bathrooms. See included floorplan.

Town approved flood mitigation pumps and berms have been installed to help keep the parking lot dry during storms.

* Flood data provided by Corelogic/Realist®



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