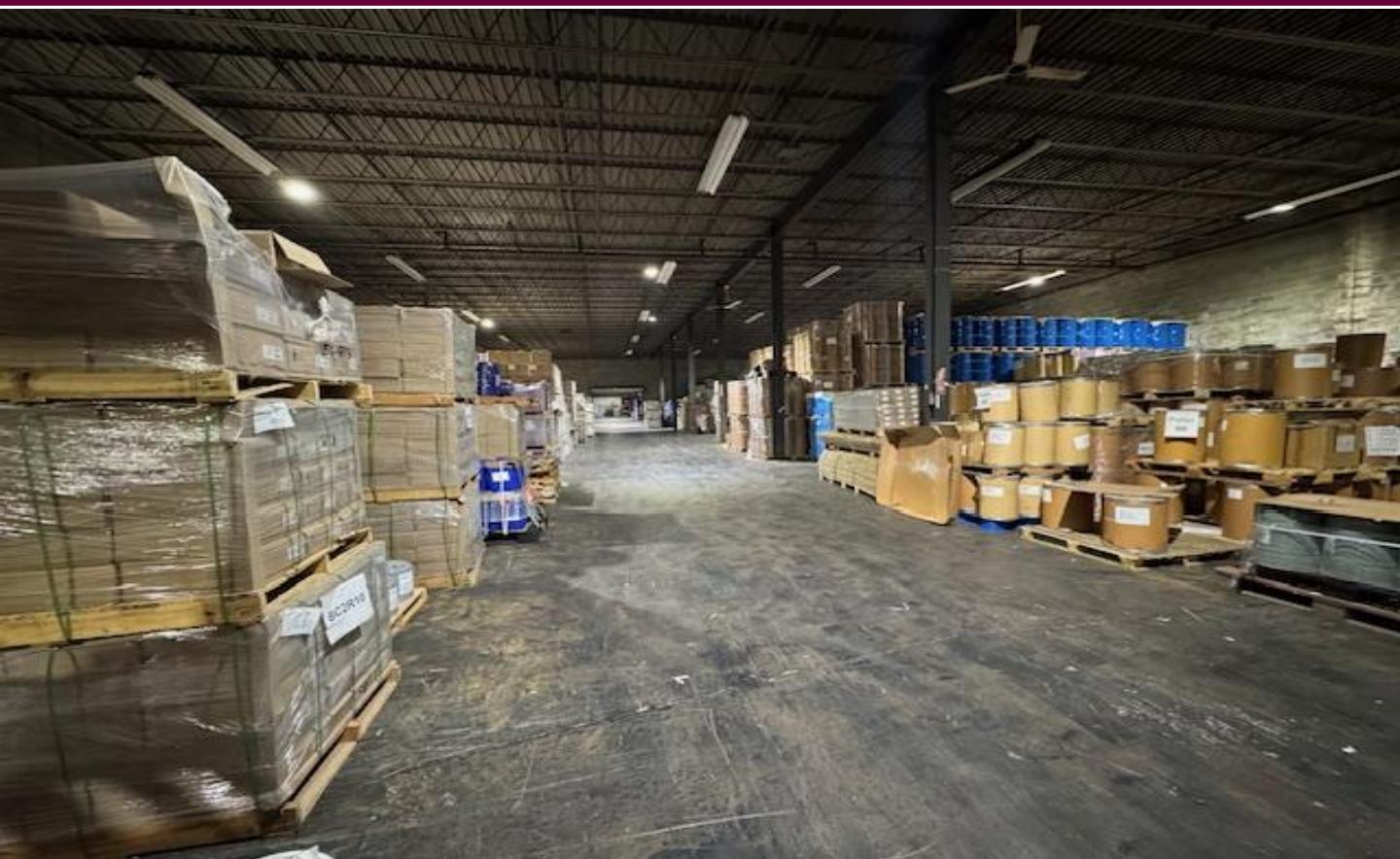


**Wide Open Span Warehouse 20' Clear on 2.65 ac.  
24 Pier Lane, Fairfield, NJ – Asking \$6,450,000**

- 28,500SF +/- Warehouse with less than 1,000SF of Office Space
- Total of 2 Loading dock doors (one on each side & 16 covered tail backs to unload)
- Close to major Highways & Corridors and in a densely populated market
- Mason structure with 8 space heaters in warehouse and 20' clear ceiling height
- Warehouse section can easily be divided into two spaces – approximately 12,000SF and approximately 16,000SF
- Spacious lot will fit ample parking and truck circulation/parking
- Month to month tenant. Can be given notice to deliver building vacant at closing



Warehouse approx,  
78' X 360'

4,649.8 sq ft  
Covered loading

20 ft Clear Warehouse space  
27,592.2 sq ft

SITE

2.65 ac.

971 sq ft  
Office Space

Pier Ln W

Pier Ln W

Pier Ln W



