

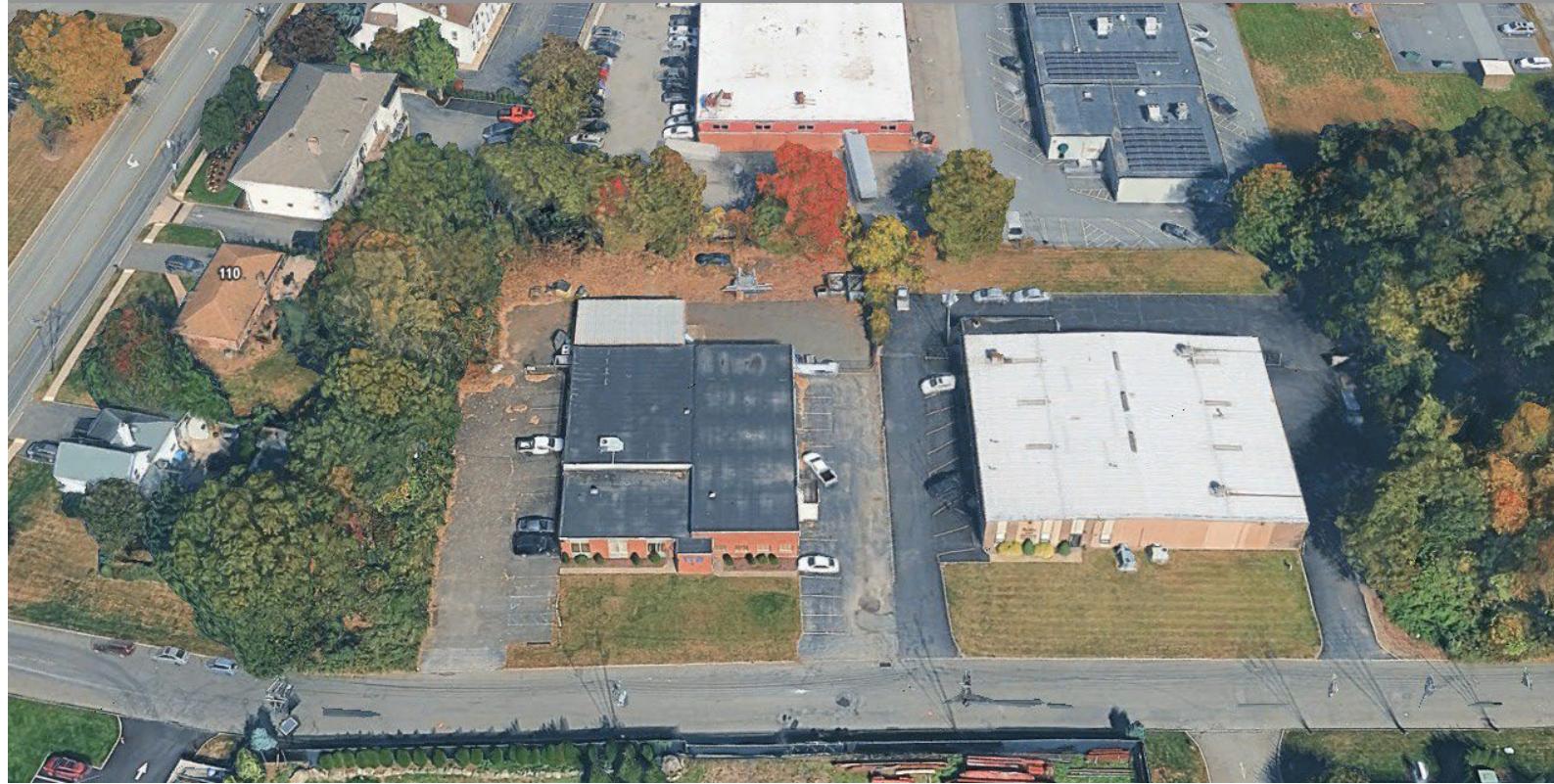
# FOR LEASE: 10,624 SF Available

## 5 Montesano Road, Fairfield, NJ

Exclusive Leasing Agent:



35 Years of Dedication & Expertise



### PROPERTY SPECS:

**Total Available Space: +/- 10,624 SF**

**Office Area: +/- 1,500 SF**

**Occupancy: Immediately**

**Loading: 2 Drive-In Doors**

**Ceiling Height: 14'-16'**

**Zoning: L1**

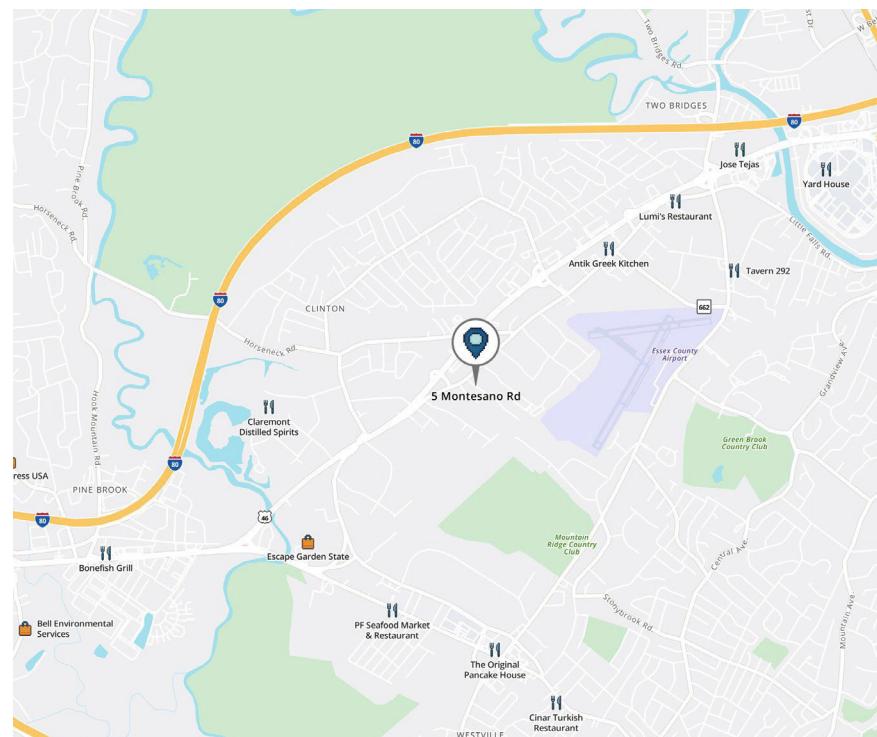
**Parking: 23 Parking Spots**

**Lease Rate: Call for Pricing**

**Taxes & CAM: +/- \$4.50 PSF**

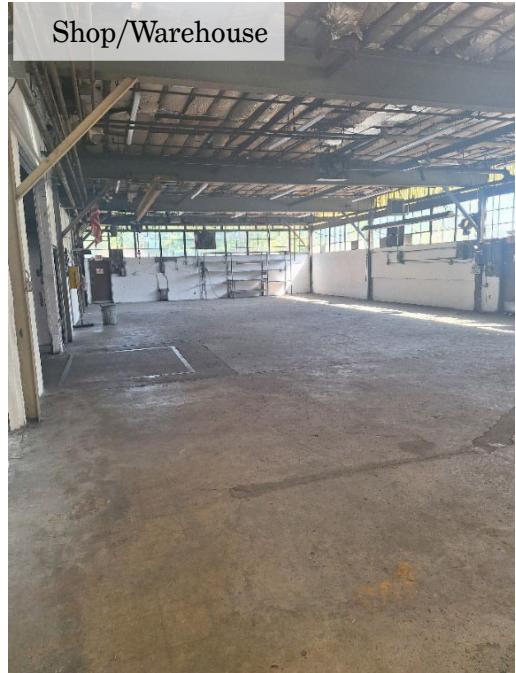
#### Improvements:

- New LED lighting throughout
- Gated rear yard with circular access
- Operable crane
- Office area recently refurbished
- Newly painted warehouse



**Comments:** Easy access to Routes 80, 46, 280, 287, Garden State Parkway and NJ Turnpike.

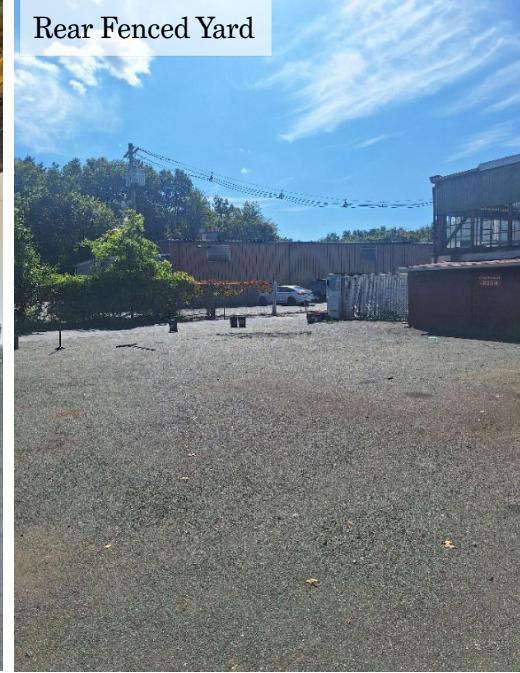
Shop/Warehouse



Shop/Warehouse



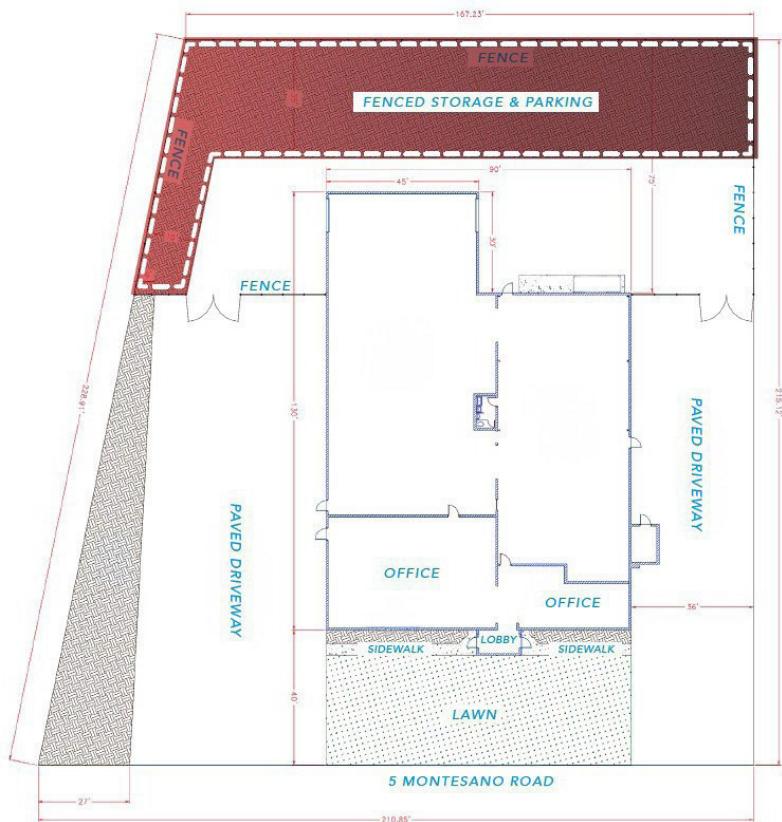
Rear Fenced Yard



Office Space



## FLOOR PLAN



For more information, please contact:

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**Resource Realty**

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