



**LERMAN SANDERS REALTY**

***AVAILABLE FOR SALE***

***\$3,050,000***

***12 Kulick Road, Fairfield NJ***

11,078 Square Feet  
On 1.24 Acres

**FULLY AIR CONDITIONED**

**Includes:**

Modern Offices  
13' Ceilings  
Ground Level Loading  
950 Amps, 480 Volts  
Solar Panels  
Electric Charging Stations  
Fully Alarmed  
Gas Heat  
ZONED L-1 (lite Industrial)  
Taxes 2025 \$25,775  
Immediate Occupancy



**For Further Information Please Contact:**  
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