

FAIRFIELD, N.J.
16,704 SQUARE FEET



FOR LEASE
Short Term or Long Term
Available in 30 Days!

Rental: ~~\$7.50~~ Sq. Ft. NNN
REDUCED TO \$6.50 !!!

Ceiling Height– 20 1/2' Clear

2 Tailboard Docks

2 Shop Restrooms

One 14' & One 12' Drive-In Door

Office-Showroom 2,000 Sq. Ft.

Outside Storage Permitted

Access to Routes 46, 80 & 280

Please Call:

Walter Koroluk, Sr. V.P.- Assoc. Broker

Don Lewitt, Sr. V.P.- Sales Associate

Archie Schwartz Company Realtors

Exclusive Brokers

Tel . 973-758-0600

Fax: 973-758-0601

Submitted Subject to Error, Omission or Withdrawal Without Notice



354 Eisenhower Parkway, Suite 2250, Livingston, New Jersey 07039

10 WASHINGTON AVENUE
FAIRFIELD, NEW JERSEY

BUILDING SIZE: +/- 16,704 SQUARE FEET

OFFICE AREA: +/- 2,000 SQUARE FEET

CEILING HEIGHT: 20 1/2 FEET

CONSTRUCTION: CONCRETE BLOCK

LOADING: 2 TAILBOARD, 2 DRIVE IN DOORS

HEAT: GAS

ZONING: L-1 LIGHT INDUSTRIAL

OCCUPANCY: IMMEDIATE

LEASE: ***\$6.50 PRICE REDUCED***
~~\$7.50~~ PER SQUARE FOOT, TRIPLE NET
(SUBLEASE THROUGH OCTOBER 2009)

TAXES & CAM: \$2.14 PER SQUARE FOOT

OTHER:

- OUTSIDE STORAGE PERMITTED
- AVAILABLE SHORT OR LONG TERM
- FULLY SPRINKLED
- NEAR ROUTES 46 & 80
- MINUTES TO NYC

FOR FURTHER INFORMATION OR TO ARRANGE
AN INSPECTION, PLEASE CONTACT:

WALTER KOROLUK
SR. VICE PRESIDENT
ASSOCIATE BROKER

OR **DON LEWITT**
SR. VICE PRESIDENT

ARCHIE SCHWARTZ COMPANY
REALTORS/EXCLUSIVE BROKER
973-758-0600

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