



+/-17,400 SF

Industrial space - For Sale

FOR SALE

321 Fairfield Road Fairfield, New Jersey

Property specifications

- Leased until 4/30/25
- +/-17,400 sf available
- Lot size: 1.24 acres
- +/-7,200 sf office/ showroom (air-conditioned)
- Ceiling height:
Showroom - 14' clear under dropped ceiling
Warehouse - 18'6"-21' clear
- 1 tailgate (10'x12' with levelor)
1 tailgate (8'x10')
1 drive-in door (12'x16')
- 33 car parking
- 400 amps power
- Gas heat



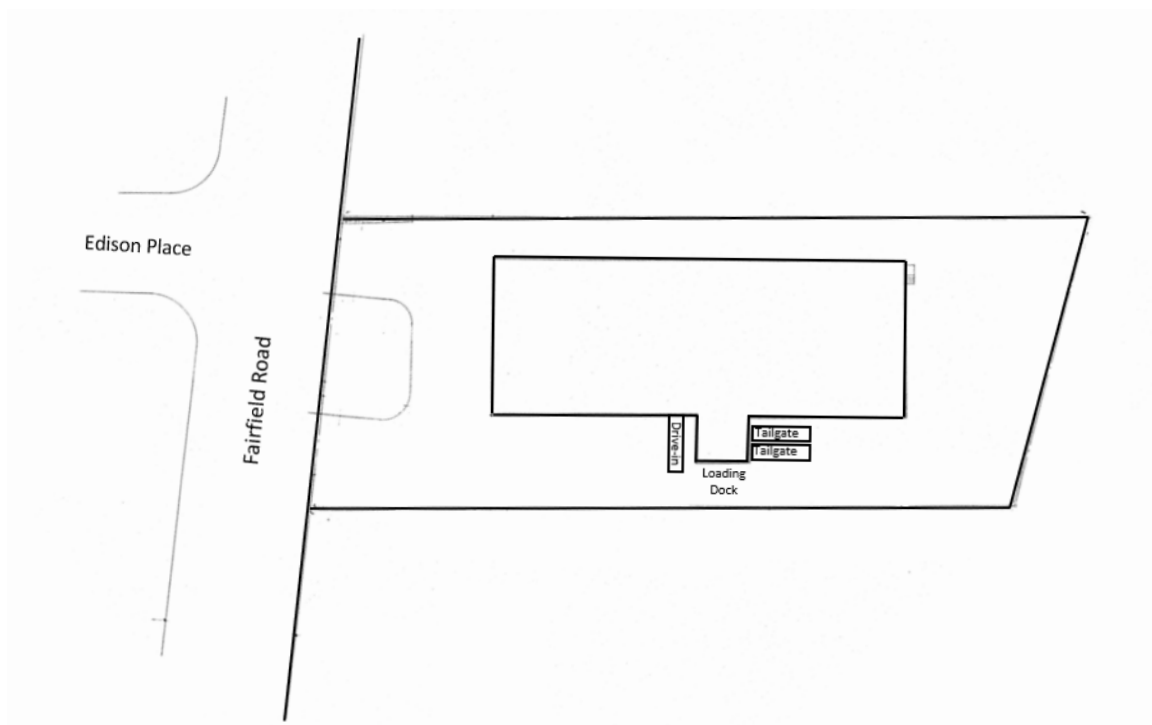
Note: Warehouse is clear span
Building is block and insulated metal panel construction

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Site Plan



Key Distances

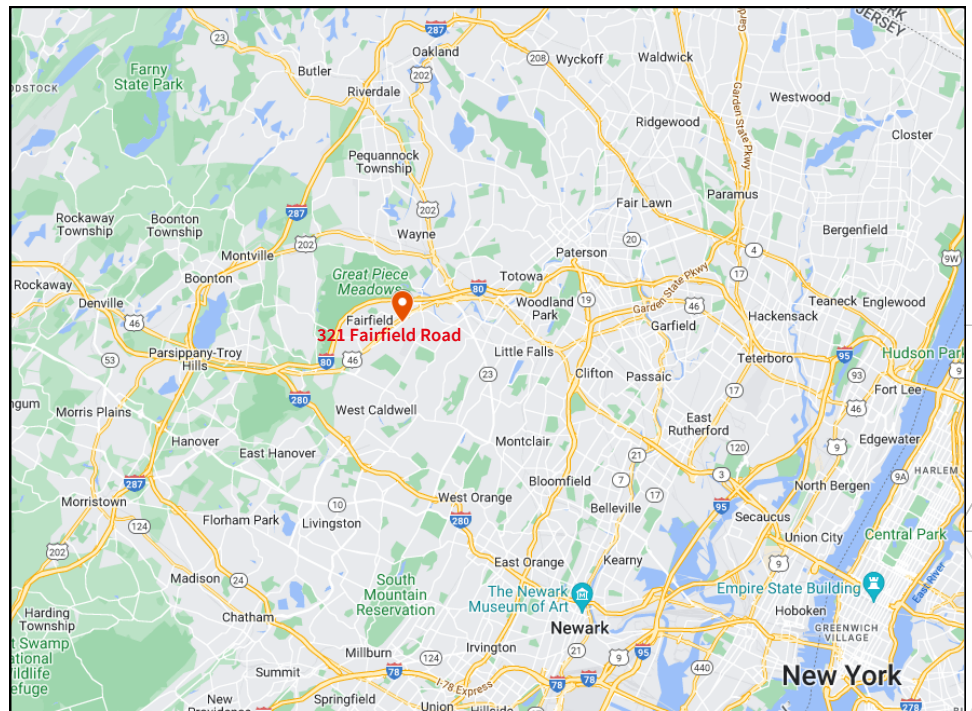
.2 miles to Route 46

.4 miles to I-80

8.1 miles to I-287

13.2 miles to Newark Airport

15.2 miles to Lincoln Tunnel



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