



15 Gloria Lane
Fairfield, NJ 07004

FOR LEASE
INDUSTRIAL | FLEX



FOR LEASE
18,746 SF | Tailgate & Drive-in Loading

Contact Exclusive Brokers:



**GARDEN
STATE
REALTY**

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AVAILABILITY DETAILS

Suite #	A&C	A	C
Total Unit Size SF	18,746	9,785	8,961
Warehouse SF	15,338	9,785	5,553
Office SF	3,408	--	3,408
Ceiling Height ±	17'	17'	17'
Loading Docks	1	1	--
Drive-ins	2	1	1

SPACE DESCRIPTION

15 Gloria Lane offers flexible industrial space totaling ±18,746 square feet, available together or as two separate suites. The space includes ±15,338 square feet of warehouse and ±3,408 square feet of office, with 17'+ clear ceiling height, 1 loading dock, and 2 drive-ins.

This prime Fairfield location, is minutes from Route 46 and Interstates 80, 287, and 280, providing fast connections throughout Northern New Jersey and the broader metro area including close proximity to Port Newark, New York City, and Newark Airport.



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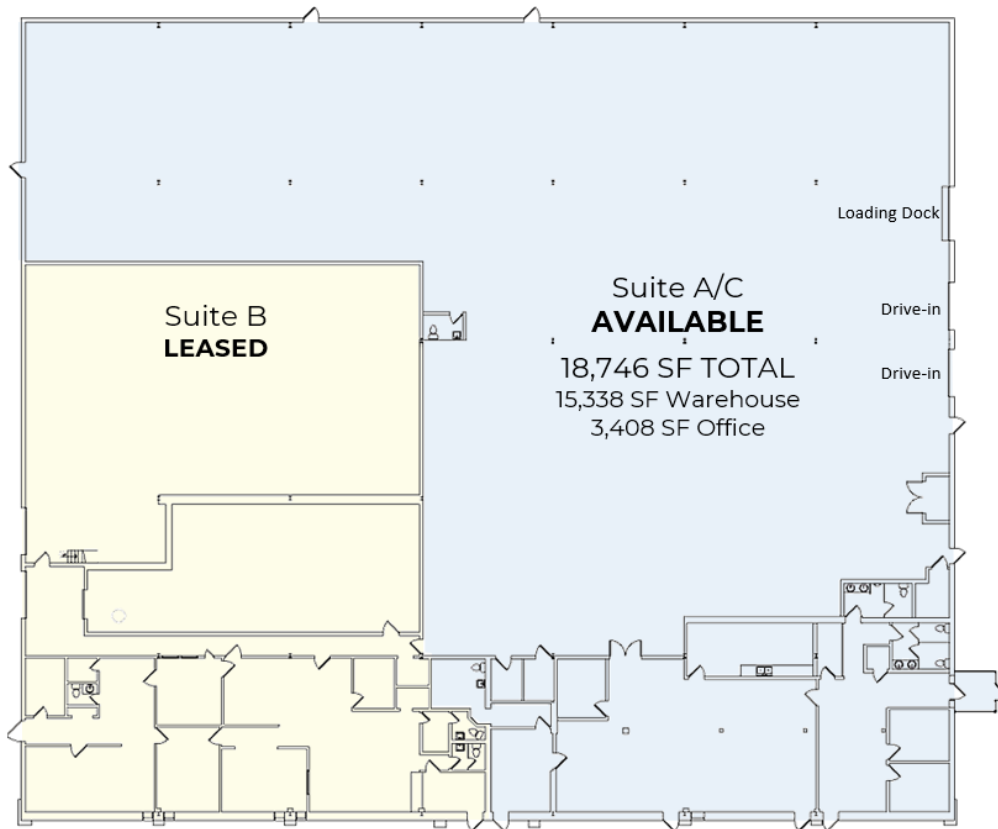


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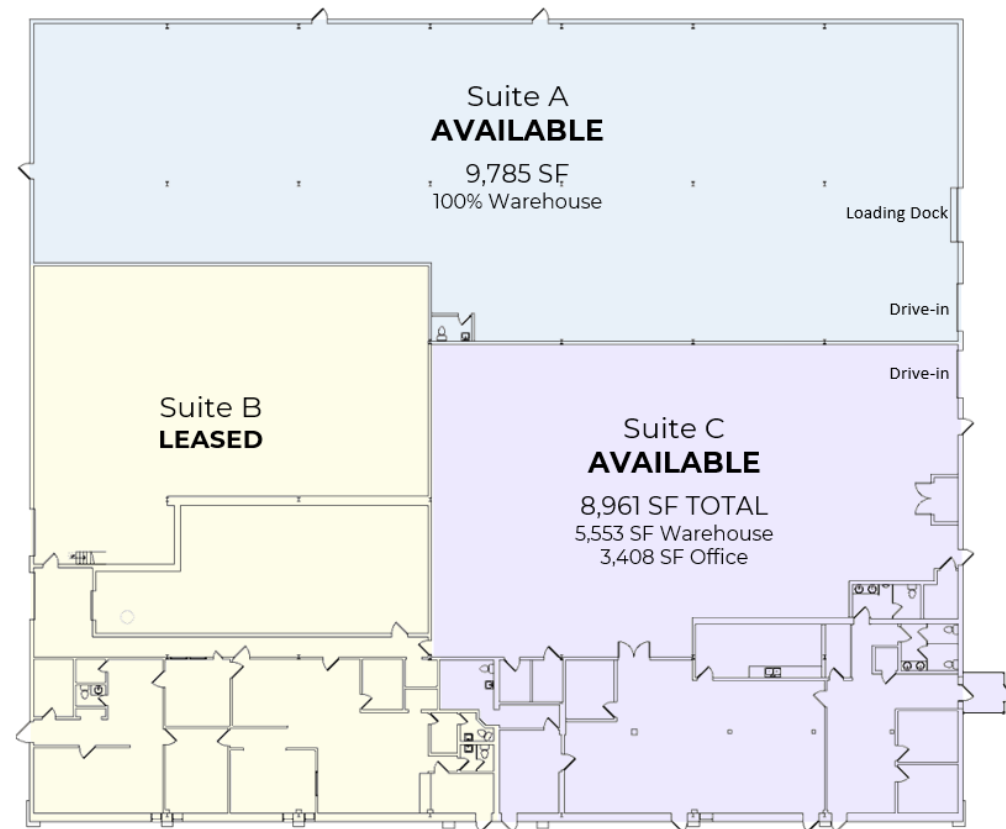
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Existing Building Layout



Concept Dual Tenant Layout



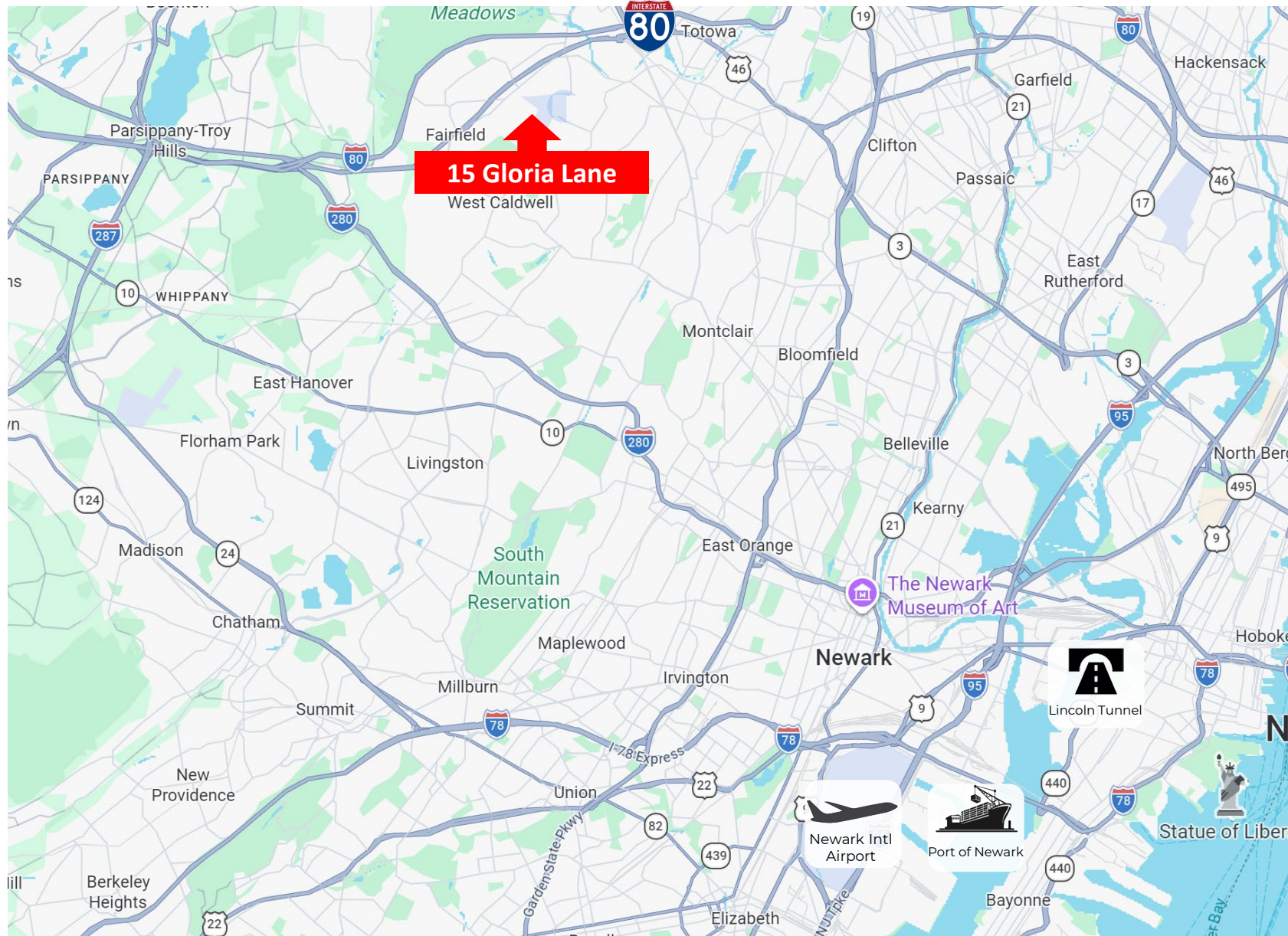


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Approx. Drive Times

Route 46	3 Minutes
Route 80	6 Minutes
Route 23	7 Minutes
Route 280	10 Minutes
Route 287	11 Minutes
NJ Turnpike (I-95)	23 Minutes
George Washington Bridge	30 Minutes
Newark Airport	32 Minutes
Port of Newark	34 Minutes
New York City	35 Minutes



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