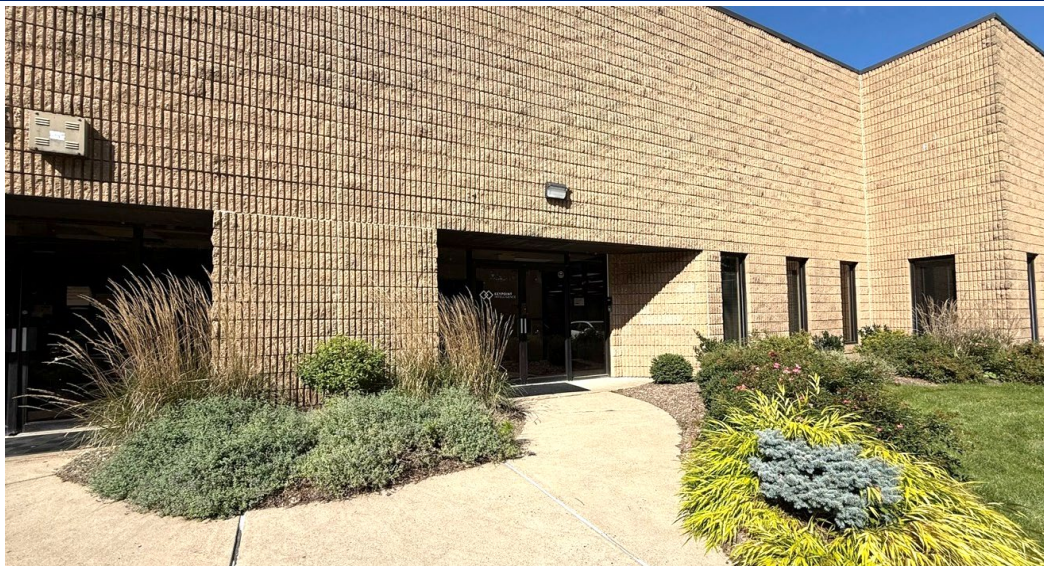




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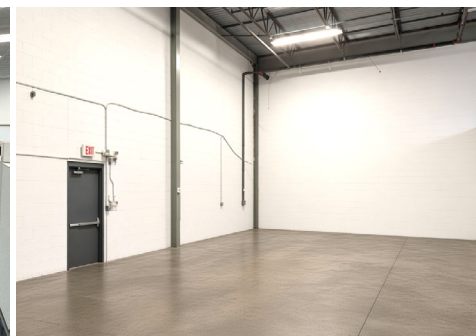
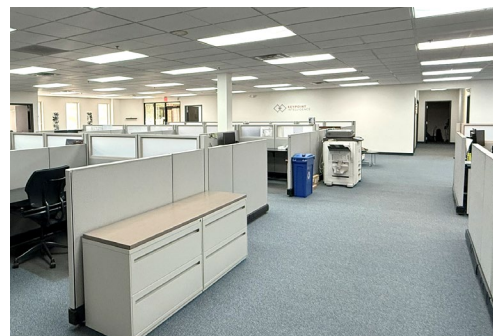


AVAILABILITY DETAILS

Suite #	5
Total Unit Size SF	±13,500
Warehouse SF	±2,000
Lab / Production	±4,500 (20' clear above drop ceiling)
Office SF	±7,000 (20' clear above drop ceiling)
Ceiling Height ±	20'
Loading Docks	2
Power	Heavy, 3Phase
Term Through	9/30/2028

FULLY AIR-CONDITIONED FLEX/LAB/ASSEMBLY AREA

Industrial/Flex unit for sublease in Fairfield with immediate access to routes 46, 80 and 23. The available space totals ±13,500 SF which includes finished office, air-conditioned lab/assembly area, heavy 3 phase power, and approximately 2,000 SF of 20' clear warehouse with 2 loading docks that can accommodate full size tractor trailers. Available immediately.





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