



GARDEN
STATE
REALTY

204 Passaic Avenue
Fairfield, NJ 07004

Fully Air Conditioned Warehouse Distribution/Production Facility FOR LEASE



Space Summary

Fully air conditioned, high ceiling warehouse distribution/production facility conveniently located on Passaic Avenue in Fairfield, New Jersey. Office area has a large window line with tremendous views overlooking Caldwell Airport. Close proximity to Routes 80, 280, 287, 46, 3, 202, and 23 and a 30 minute drive from the Port of Newark.

Availability Information

Total Available	±12,600 SF
Office	±3,000 SF
Ceiling	21' clear
Power	400 amps
Tailgate Loading	2 (1 of which is a UPS door)
Drive-in Loading	1 Oversize
Air Conditioning	Fully Air Conditioned Office and Warehouse
Parking	30+ Spaces



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204 Passaic Avenue, Suite 1
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973-846-0300
www.gardenstaterealty.net

Robert M. Adams
Principal / Broker of Record
973-846-0181
radams@gardenstaterealty.net

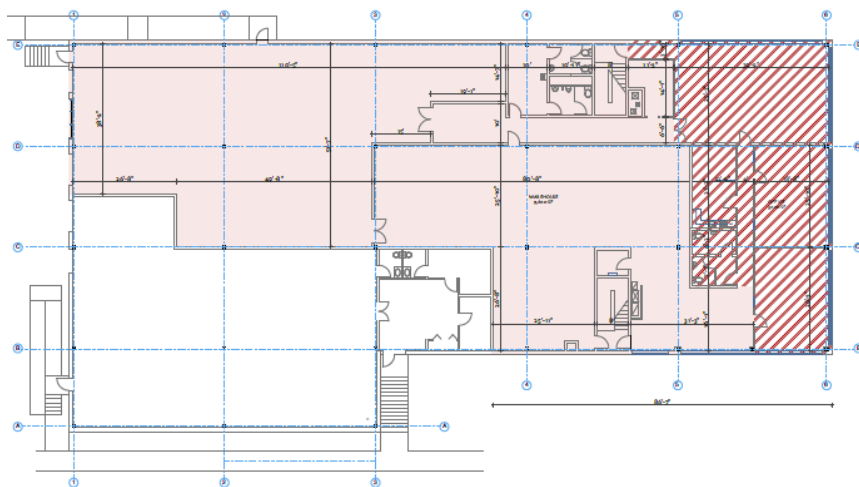
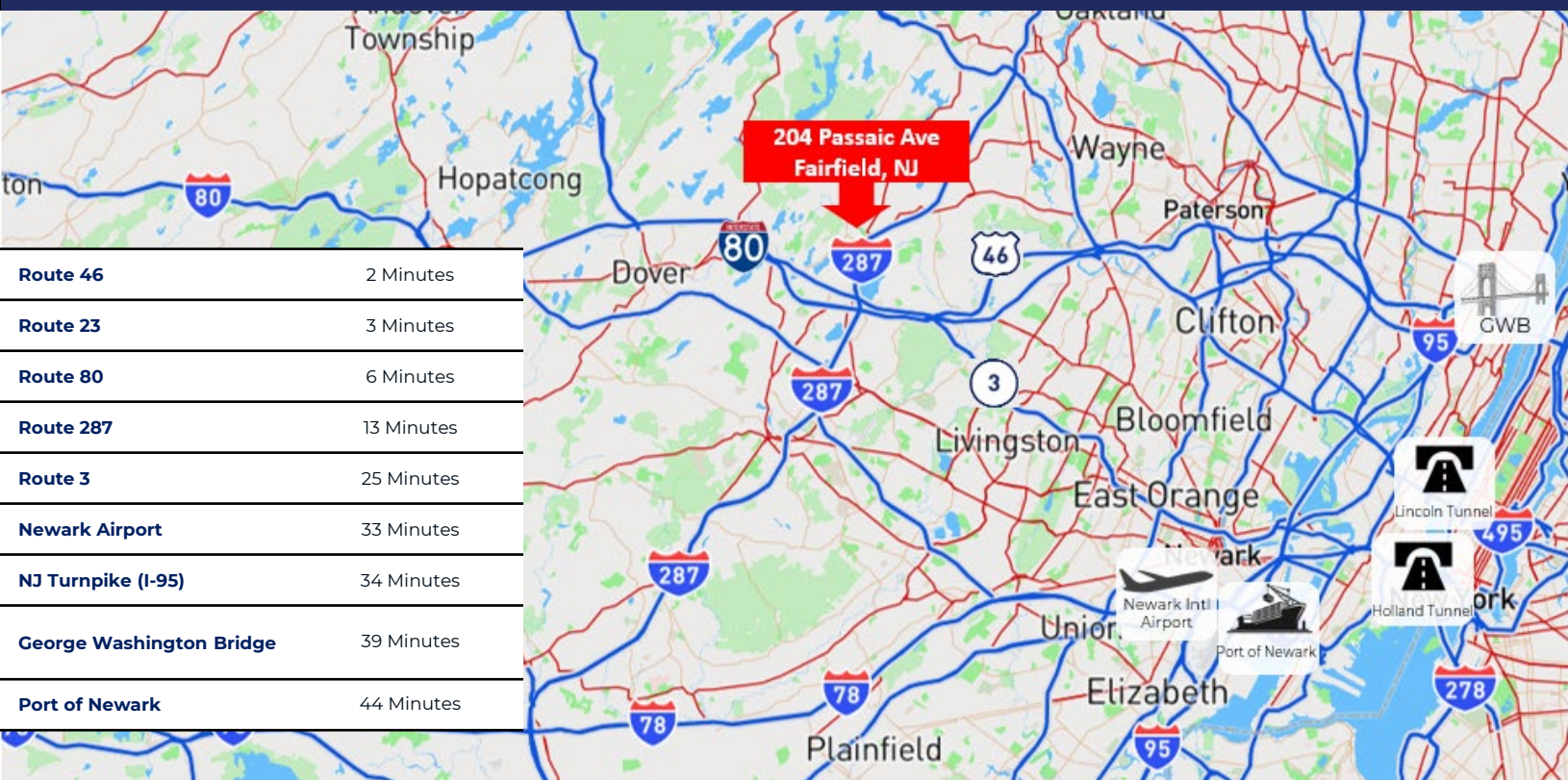
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