

FOR LEASE - 24' CH SMALL BAY INDUSTRIAL

25 COMMERCE ROAD

FAIRFIELD, NJ 07004



PLANNED IMPROVEMENTS

- New Parking Lot
- New Landscaping and Exterior Façade

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PROPERTY FEATURES

Building Specs:

- Professional Ownership
- 24' Ceiling Height

AVAILABLE SUITES:

Unit O - Immediate - 12,800 SF

- 1,055 SF office
- 1 Drive In
- 3 Loading Docks

Unit H - Immediate - 19,200 SF

- Minimal Office
- 3 Loading Docks

Unit M - 10/1/2023 - Immediate - 6,533 SF

- Minimal Office
- 1 Loading Dock

Unit K - 11/1/2023 - Occupancy - 6,400 SF

- 660 SF Office
- 1 Loading Dock

Unit E - 10/1/2023 - Immediate - 6,437 SF

- Minimal Office
- 1 Loading Dock

LOCATION:

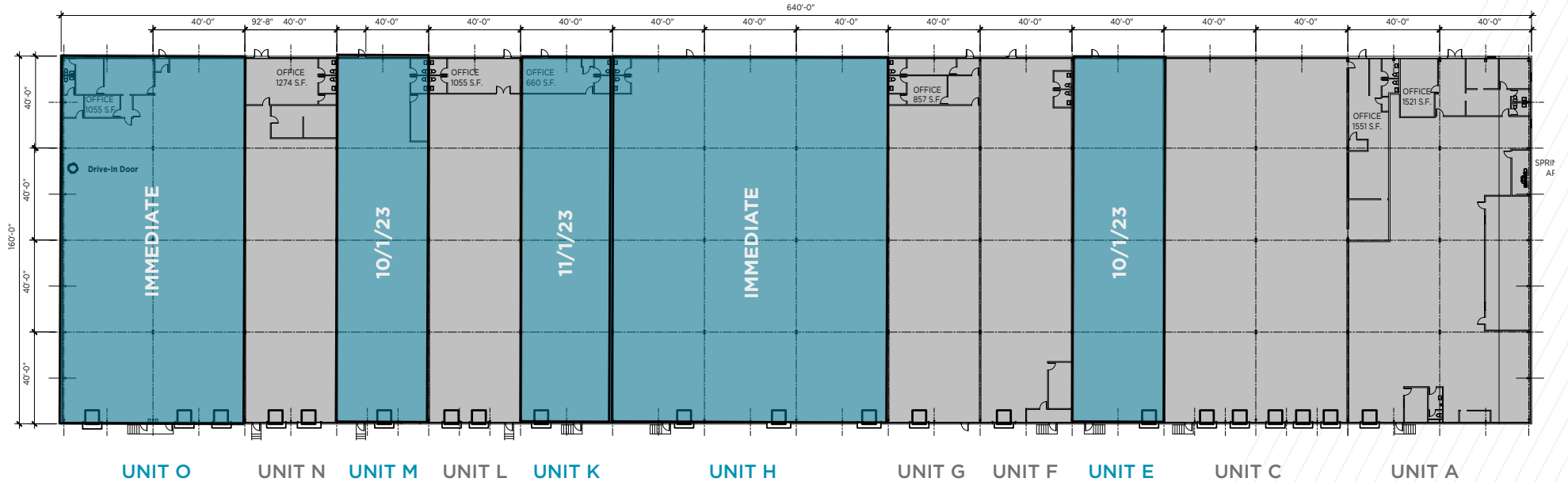
- Immediate Access to Route 46, 23 & I-80
- 4.5 Miles to Interstate 280
- 20 Miles to GW Bridge
- 25 Miles to Holland Tunnel
- 26 Miles to Newark International Airport
- 28 Miles to Port Newark



25 COMMERCE ROAD

FAIRFIELD, NJ 07004

FLOOR PLAN



| | | |
|-------------------|--------|------------|
| UNIT-A | LEASED | 11,315-SF |
| UNIT-C | LEASED | 14,589-SF |
| UNIT-E | | 6,437-SF |
| UNIT-F | LEASED | 6,400-SF |
| UNIT-G | LEASED | 6,400-SF |
| UNIT-H | | 19,200-SF |
| UNIT-K | | 6,400-SF |
| UNIT-L | LEASED | 6,533-SF |
| UNIT-M | | 6,533-SF |
| UNIT-N | LEASED | 6,400-SF |
| UNIT-O | | 12,800-SF |
| TOTAL BLDG. AREA: | | 103,008 SF |

FOR MORE INFORMATION, PLEASE CONTACT:

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