

# For Sale

## Fairfield, New Jersey

±12,282 Sq. Ft. Industrial Building



## 35 Daniel Road

Fairfield, New Jersey

### Property Features

- ±12,282 square foot free standing industrial building
- ±6,750 sq. ft. warehouse space  
±5,532 sq. ft. office area featuring ten private offices, conference room and open work area
- 1 exterior dock and 1 drive-in door
- 15 ft. ceiling height
- 1 acre of land with ample paved parking area
- Annual NNN income: \$133,606 with 2% annual increases  
Lease expires January 2025.
- Located directly off Route 46, and minutes from I-80, offering easy access to the Garden State Parkway and the NJ Turnpike
- Call For Sale Price Information



Warehouse Area



**NAI DiLeo-Bram & Co.**

Commercial Real Estate Services, Worldwide.

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For further information  
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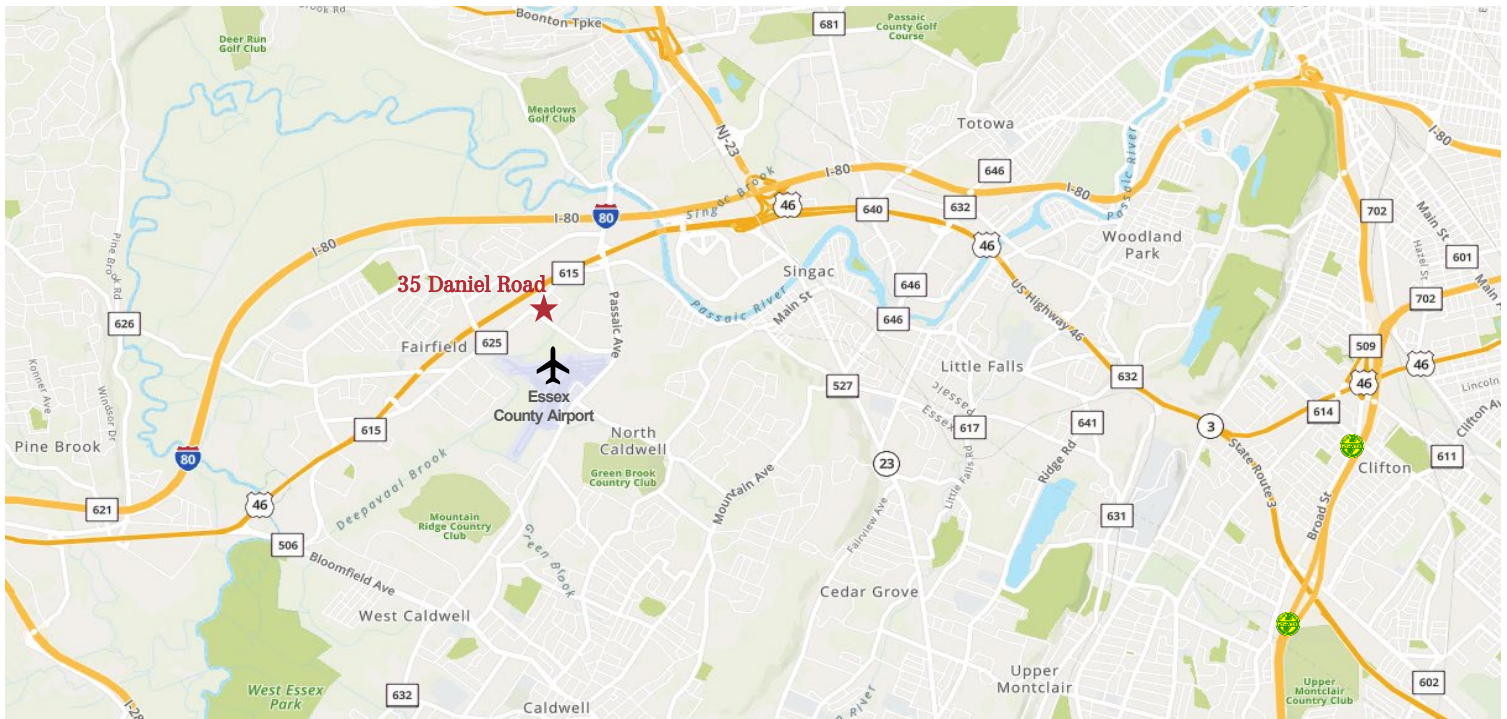
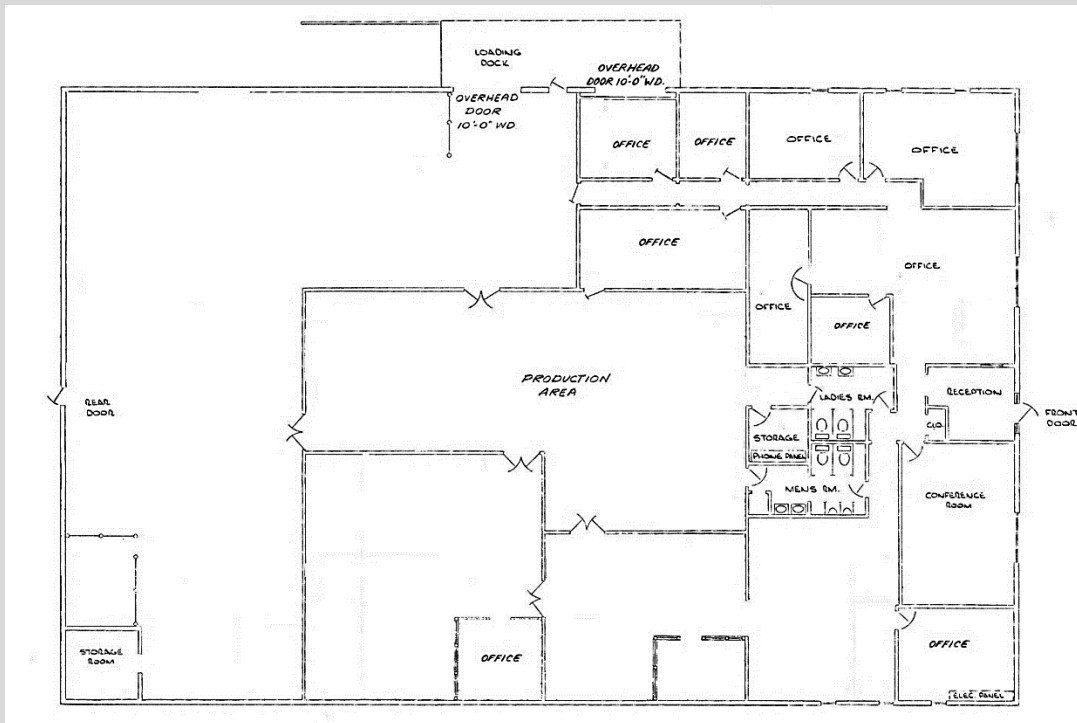
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## Current Floor Plan

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