

**FAIRFIELD, N.J.**  
**16,704 SQUARE FEET**



**FOR LEASE**  
**Short Term or Long Term**  
**Available in 30 Days!**

Rental: ~~\$7.50~~ Sq. Ft. NNN  
**REDUCED TO \$6.50 !!!**

**Ceiling Height– 20 1/2' Clear**  
**2 Tailboard Docks**  
**2 Shop Restrooms**  
**One 14' & One 12' Drive-In Door**  
**Office-Showroom 2,000 Sq. Ft.**

**Outside Storage Permitted**

**Access to Routes 46, 80 & 280**

**Please Call:**

**Walter Koroluk, Sr. V.P.- Assoc. Broker**

**Don Lewitt, Sr. V.P.- Sales Associate**

**Archie Schwartz Company Realtors**

**Exclusive Brokers**

**Tel . 973-758-0600**

**Fax: 973-758-0601**

Submitted Subject to Error, Omission or Withdrawal Without Notice



354 Eisenhower Parkway, Suite 2250, Livingston, New Jersey 07039

**10 WASHINGTON AVENUE**  
**FAIRFIELD, NEW JERSEY**

**BUILDING SIZE:** +/- 16,704 SQUARE FEET

**OFFICE AREA:** +/- 2,000 SQUARE FEET

**CEILING HEIGHT:** 20 1/2 FEET

**CONSTRUCTION:** CONCRETE BLOCK

**LOADING:** 2 TAILBOARD, 2 DRIVE IN DOORS

**HEAT:** GAS

**ZONING:** L-1 LIGHT INDUSTRIAL

**OCCUPANCY:** IMMEDIATE

**LEASE:** ***\$6.50 PRICE REDUCED***  
~~\$7.50~~ PER SQUARE FOOT, TRIPLE NET  
(SUBLEASE THROUGH OCTOBER 2009)

**TAXES & CAM:** \$2.14 PER SQUARE FOOT

**OTHER:**

- OUTSIDE STORAGE PERMITTED
- AVAILABLE SHORT OR LONG TERM
- FULLY SPRINKLED
- NEAR ROUTES 46 & 80
- MINUTES TO NYC

FOR FURTHER INFORMATION OR TO ARRANGE  
AN INSPECTION, PLEASE CONTACT:

**WALTER KOROLUK**  
SR. VICE PRESIDENT  
ASSOCIATE BROKER

OR

**DON LEWITT**  
SR. VICE PRESIDENT

**ARCHIE SCHWARTZ COMPANY**  
REALTORS/EXCLUSIVE BROKER  
**973-758-0600**

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