

FOR LEASE - 24' CH SMALL BAY INDUSTRIAL

**25 COMMERCE ROAD**  
FAIRFIELD, NJ 07004

LAST TWO UNITS REMAINING



### RECENT IMPROVEMENT

- New Parking Lot
- New Landscaping and Exterior Façade
- Roof Replacement in progress

# 25 COMMERCE ROAD

## FAIRFIELD, NJ 07004

### PROPERTY FEATURES

#### Building Specs:

- Professional Ownership
- 24' Ceiling Height

### AVAILABLE SUITES:

#### Unit H - Immediate - 19,200 SF

- Minimal Office
- 3 Loading Docks

#### Unit M/N - Immediate - 12,933 SF

- *1,274 SF Office*
- *3 Loading Docks*

### LOCATION:

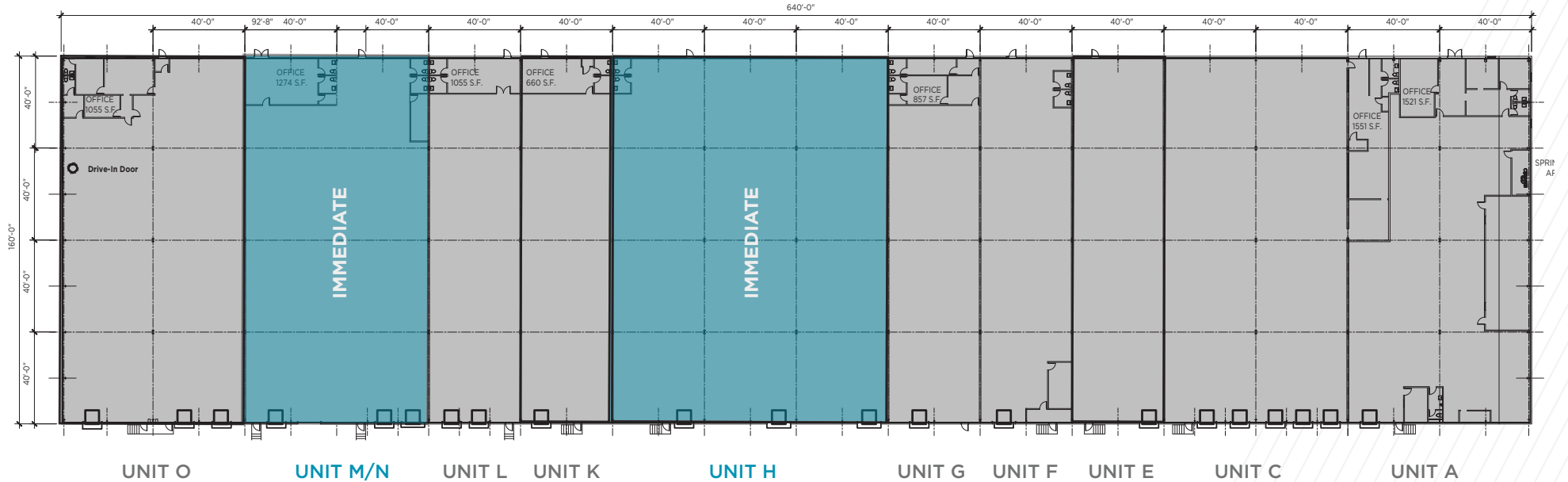
- Immediate Access to Route 46, 23 & I-80
- 4.5 Miles to Interstate 280
- 20 Miles to GW Bridge
- 25 Miles to Holland Tunnel
- 26 Miles to Newark International Airport
- 28 Miles to Port Newark



# 25 COMMERCE ROAD

## FAIRFIELD, NJ 07004

### FLOOR PLAN



UNIT-A	LEASED	11,315-SF
UNIT-C	LEASED	14,589-SF
UNIT-E	LEASED	6,437-SF
UNIT-F	LEASED	6,400-SF
UNIT-G	LEASED	6,400-SF
UNIT-H		19,200-SF
UNIT-K	LEASED	6,400-SF
UNIT-L	LEASED	6,533-SF
UNIT M/N		12,933-SF
UNIT-O	LEASED	12,800-SF
TOTAL BLDG. AREA:		103,008-SF

### FOR MORE INFORMATION, PLEASE CONTACT:

**TORSTEN THALER**

+1 973 513 1972

torsten.thaler@cushwake.com

**THOMAS D. TUCCI, SIOR**

+1 732 243 3120

thomas.tucci@cushwake.com

**NATALIE GORGA**

+1 732 243 3136

natalie.gorga@cushwake.com

One Meadowlands Plaza, 7th Floor | East Rutherford, NJ 07073 | +1 201 935 4000  
 99 Wood Avenue South, 8th Floor, Iselin, NJ 08830 | +1 732 623 4700 | [cushmanwakefield.com](http://cushmanwakefield.com)

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

 **VentureOne**

 **CUSHMAN & WAKEFIELD**