



For Lease

+/-38,475 SF

Industrial / Flex Building Available

- ±27,675 SF warehouse
- ±9,800 SF offices
- Recently renovated offices & bathrooms
- 20' clear height
- Fully air-conditioned
- 2 loading docks with levelators
- Wet sprinkler system
- 1200 Amps, 480 volts, 3 Phase
- 70 car parking
- Roof installed 2012 with 25 year warranty
- Zoning: I-40

**45 Fadem Road
Springfield, New Jersey**

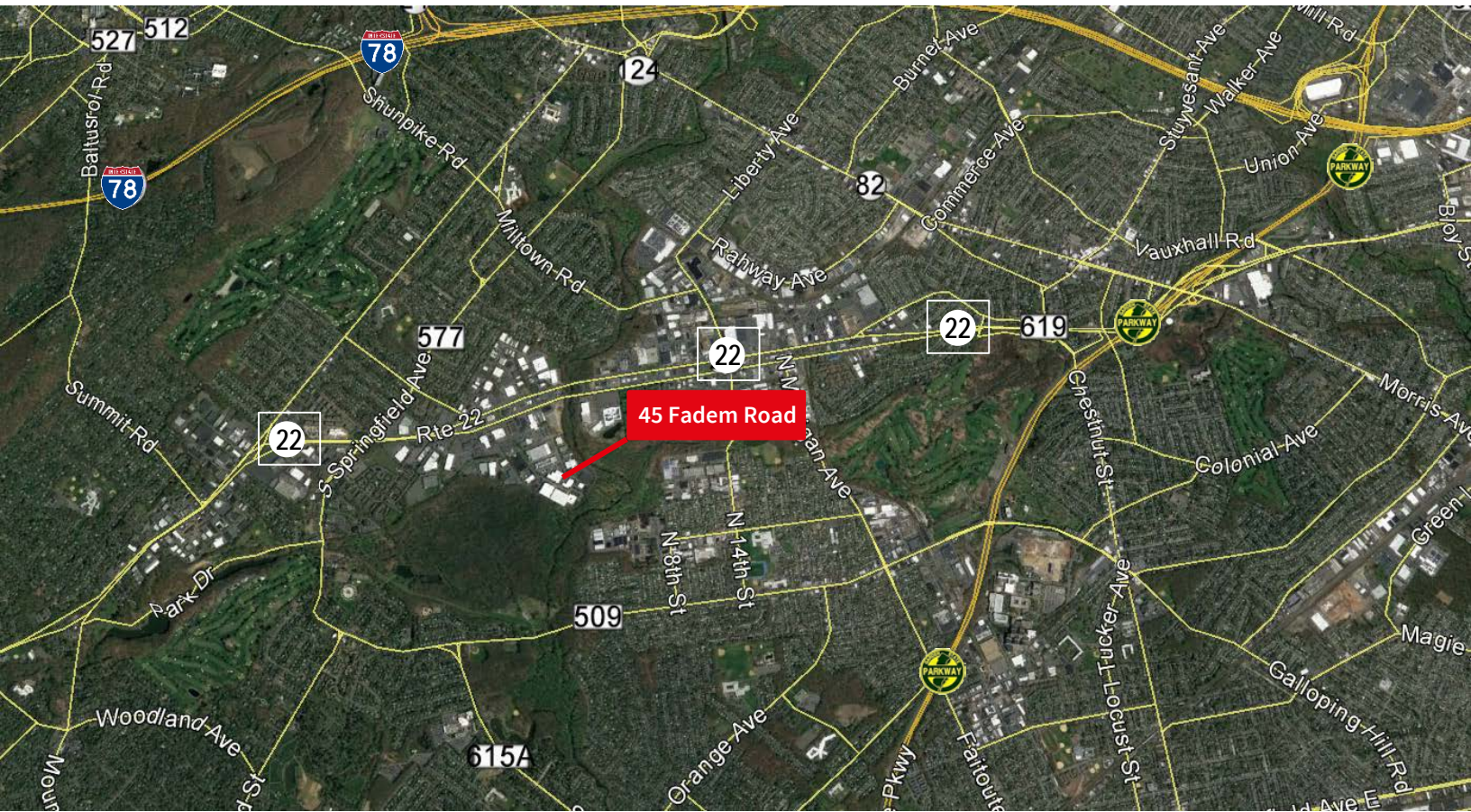
For more Information please contact:

Howard Weinberg
Executive Vice President
+1 973 829 4727
howard.weinberg@am.jll.com

Ryan Bednarski
Associate
+1 973 829 4668
ryan.bednarski@am.jll.com



45 Fadem Road, Springfield, NJ



Location

- Conveniently located near Route 22, Route 78, Route 24 & the Garden State Parkway
- 9 miles to Newark Liberty International Airport
- 17 miles to Holland Tunnel
- 20 miles to Lincoln Tunnel
- 28 miles to George Washington Bridge

Floor Plan

