

**CUSHMAN &  
WAKEFIELD**



FOR LEASE

# 2 Gardner Road

FAIRFIELD, NJ

**DIVISIBLE FROM ±6,300 - ±41,700 SF**

## PROPERTY SPECIFICATIONS

**Available Space:** ±41,700 SF

**Office Space:** 3,612 SF (2 stories)

**Ceiling Heights:** 15'-21' Clear

**Acres:** ±3.2

**Lighting:** LED w/ Sensors in the Warehouse

**Parking:** 151 Cars

**Loading:** 3 Tailgates (Expandable)

**Sprinklers:** Wet Sprinkler

**Power:** 1,400 AMPS

**Zoning:** HD-46 (includes warehousing,  
wholesale, retail, recreation, etc.)

## PROPERTY & AREA AMENITIES

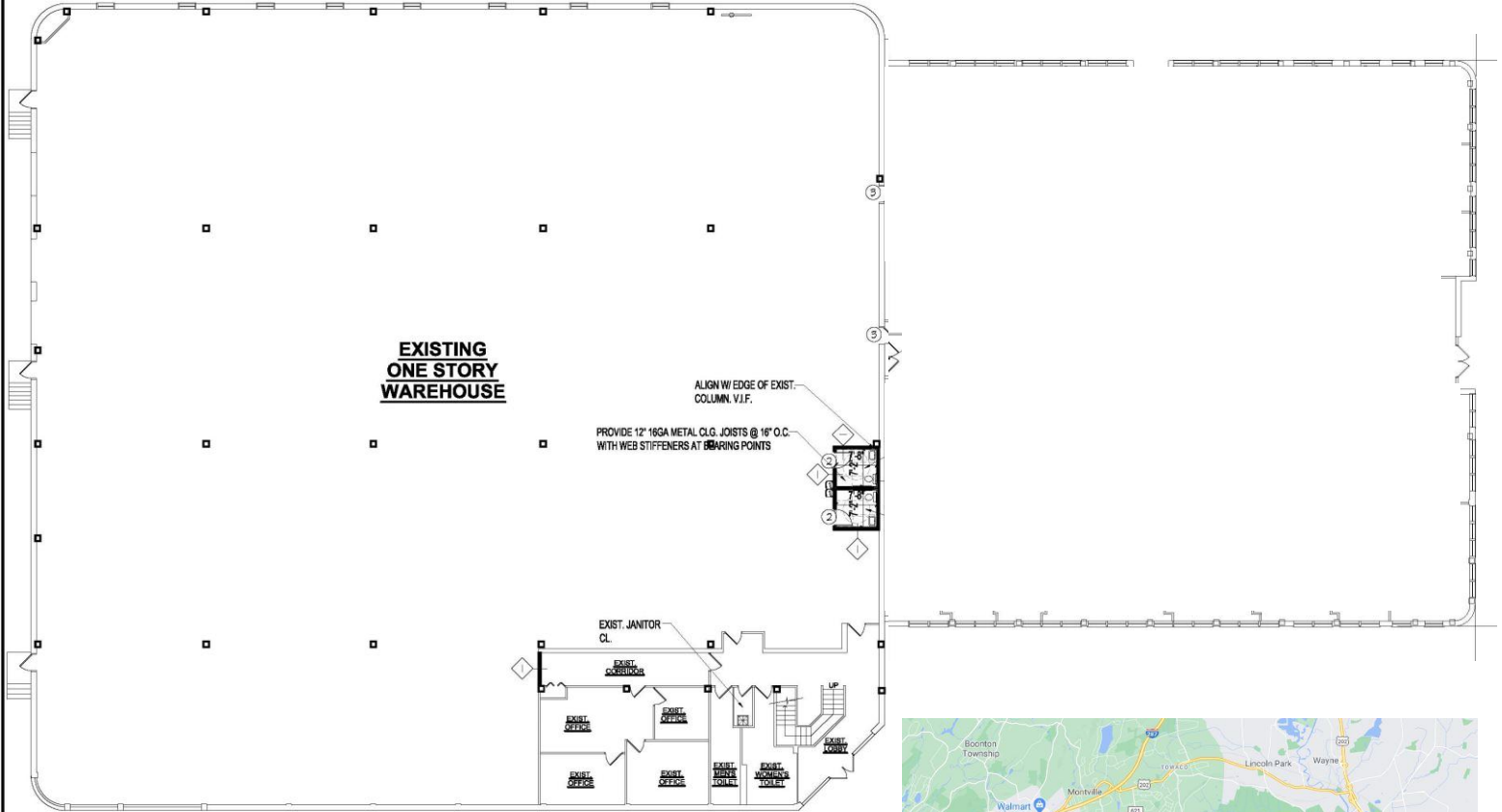
Renovations under way | New roof | New gas heaters | New loading doors | Close proximity to hotels, restaurants, banking | Frontage on Route 46 West | Easy access to Routes 287, 280, 80 and 23

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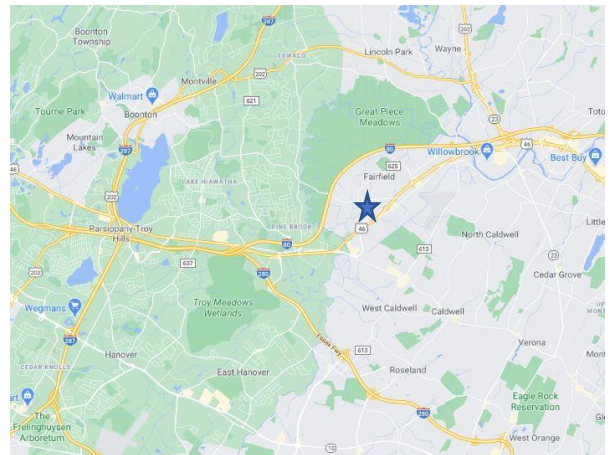
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FAIRFIELD, NJ

## Floor Plan



**1** FIRST FLOOR PLAN  
A-101 SCALE: 1/16"=1'-0"



For more information, please contact:

**Stephen Sander**  
Managing Director  
+1 201 508 5246  
stephen.sander@cushwake.com

Cushman & Wakefield of New Jersey, LLC  
One Meadowlands Plaza  
East Rutherford, NJ 07073  
Phone: +1 201 935 4000



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