

IMPACT

Industrial / Flex Building Available

- Possession November 1, 2016
- +/- 4,240 SF offices
- Fully air conditioned
- 1 Tailgate Platform / 1 Drive-in door
- 20'x30' column spacing
- Gas heat
- Wet sprinkler system
- 400 Amps, 208 Volts
- 40 car parking
- 10' dropped ceilings throughout
- Built in 1967, renovated in 2003
- 2016 Real Estate Taxes \$35,269.00

Location

- Conveniently located near Route 46, I-80, I-280, I-287 and Bloomfield Avenue.
- Located near banking, restaurants, hotels and retail stores
- 20 miles to the Lincoln Tunnel
- 23 miles to Newark Liberty International Airport

+/-15,040 SF

23 Fairfield Place West Caldwell, New Jersey

For more Information please contact:

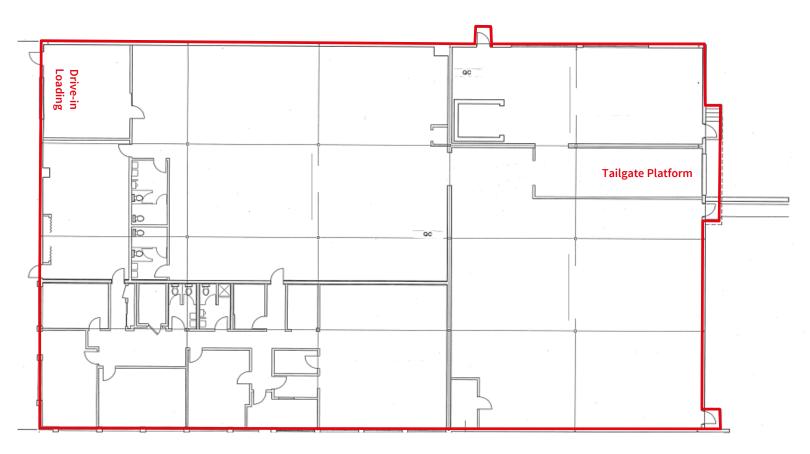
Howard Weinberg

Executive Vice President +1 973 829 4727 <u>howard.weinberg@am.jll.com</u>

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



23 Fairfield Place, West Caldwell



+/-15,040 SF



Although information has been obtained from sources deemed reliable, Owner, Jones Lang LaSalle, and/or their representatives, brokers or agents make no guarantees as to the accuracy of the information contained herein, and offer the Property without express or implied warranties of any kind. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2017. Jones Lang LaSalle. All rights reserved.