

For Sale

15 Law Drive, Fairfield, New Jersey

±76,923 SF Flex Building



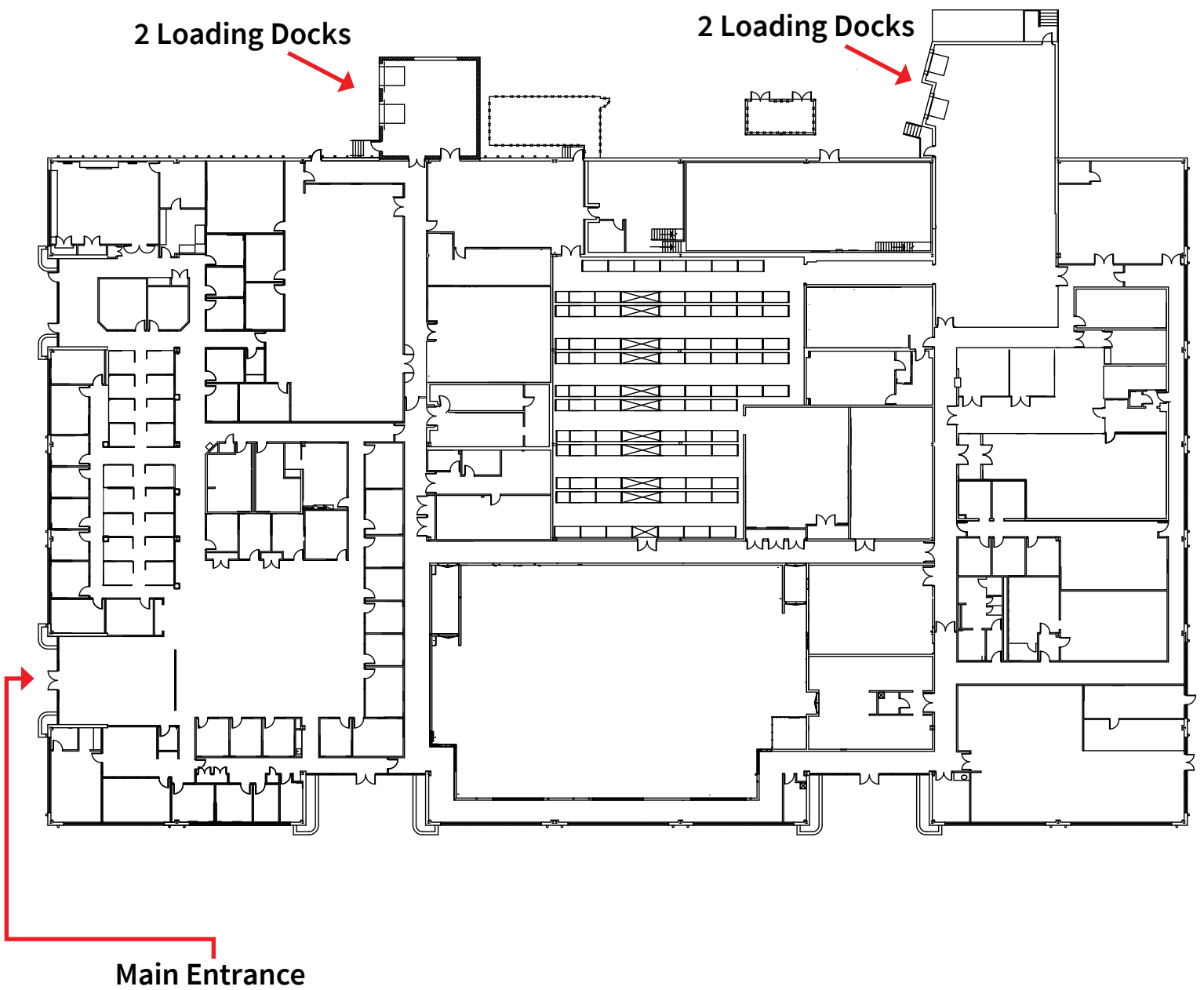
For Sale

Building Specifications

Building Type:	Flex building
Stories:	1 floor
Total Size:	+/- 76,923 SF
Office Area:	+/- 30,000 SF
Clean Rooms/ Miscellaneous:	+/- 34,273 SF air condition production space/class 8 clean room
Warehouse Area:	+/- 12,650 SF
Land Area:	5.50 Acres
Ceiling Height:	17'-18' clear
Loading Docks:	4 tailgates with levelers
Car Parking:	216 spaces (2.8/1,000)
Power:	2500 Amps, 480 Volts, 3 Phase
Heat:	Gas Fired System
Sprinkler:	Wet System
HVAC Systems:	6 air handlers, 2 rooftop HVAC units, building is fully air-conditioned
Air Compressor:	Ingersoll UPC-30
Lawn Sprinkler:	Yes
Zoning:	Zone L1- Light Industrial Zone
Building Age:	Built in 1994
Utilities:	Gas & Electric: PSE&G Water: Township of Fairfield Sewer: Two Bridges Sewerage Authority



Building Plans



Location Highlights

Located directly off of Rt.46, 15 Law Drive is a premier office/warehouse location. Within 20 miles of the George Washington Bridge, Lincoln and Holland Tunnels, 15 Law Drive allows for easy access to Northern New Jersey's large population as well as New York City.

- 3.1 Miles to I-80
- 3.6 Miles to I-280
- 9.4 Miles to the Garden State Parkway
- 13.4 Miles to I-95
- 19.5 Miles to the Lincoln Tunnel
- 22.3 Miles to the George Washington Bridge



For more information, contact:

Howard Weinberg
+1 973 257 7160
howard.weinberg@am.jll.com

Andy Zetas
+1 732 868 0000
andy.zetas@am.jll.com