



Industrial Flex Space

14,000± SF

11 Gloria Lane
Fairfield, New Jersey

Location:

Located near Route 46 in Fairfield, New Jersey in close proximity to I-287, I-80, Route 23 and the Garden State Parkway

For more information please contact:

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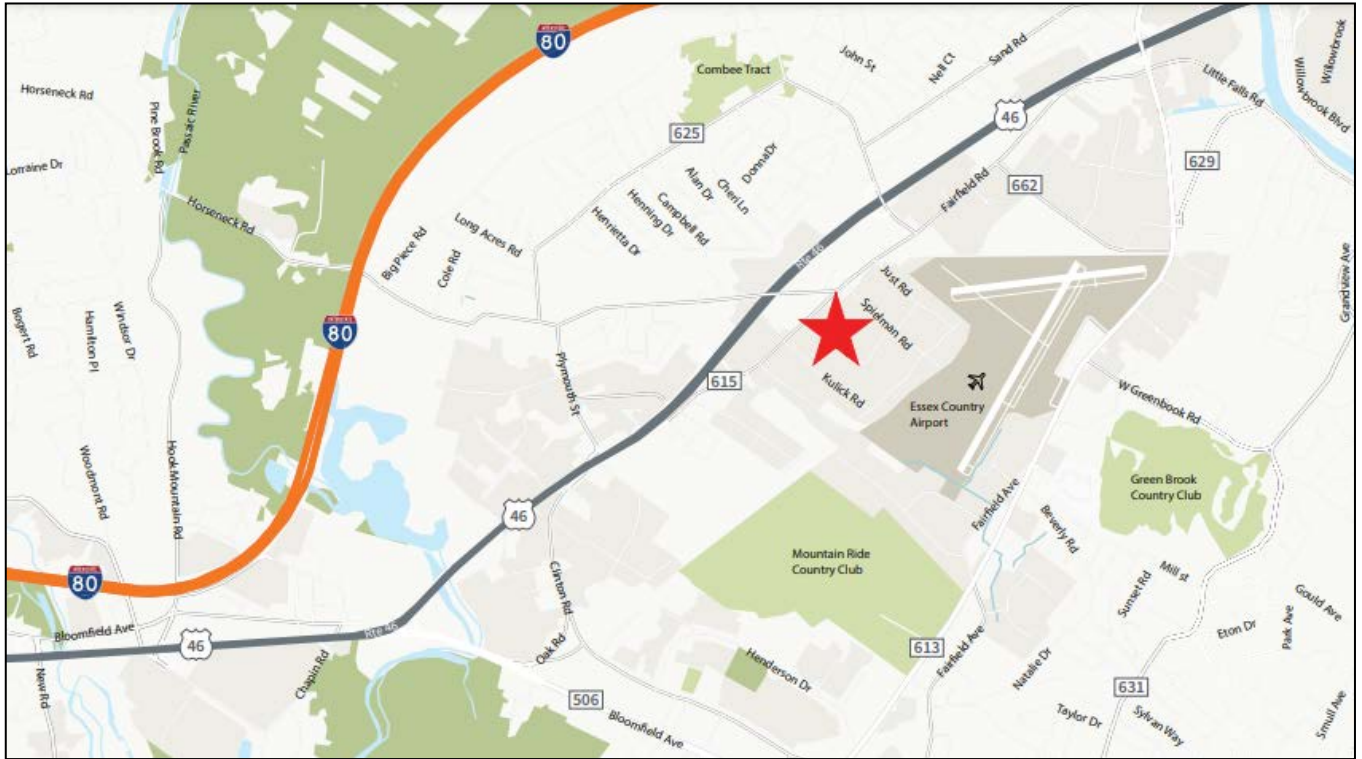
Building specifications:

- Ceiling height: 20'8" Clear
- Parking: 19 Spaces
- Column spacing: 25' x 50'
- Age: Built in 1975
- Heat: Gas
- Sprinkler: Wet

Availability:

Size (±SF)	14,000
Offices(±SF)	1,600 (expandable)
Loading	2 Tailgates, 3 Drive-ins
Zoning	LI (Light Industrial)
Power	200 AMPS/208 Volts/ 3 Phase
Existing Structural Mezzanine	8,144 ± SF
Note	1-5 Ton Crane 6,000 ± SF of fenced outdoor storage

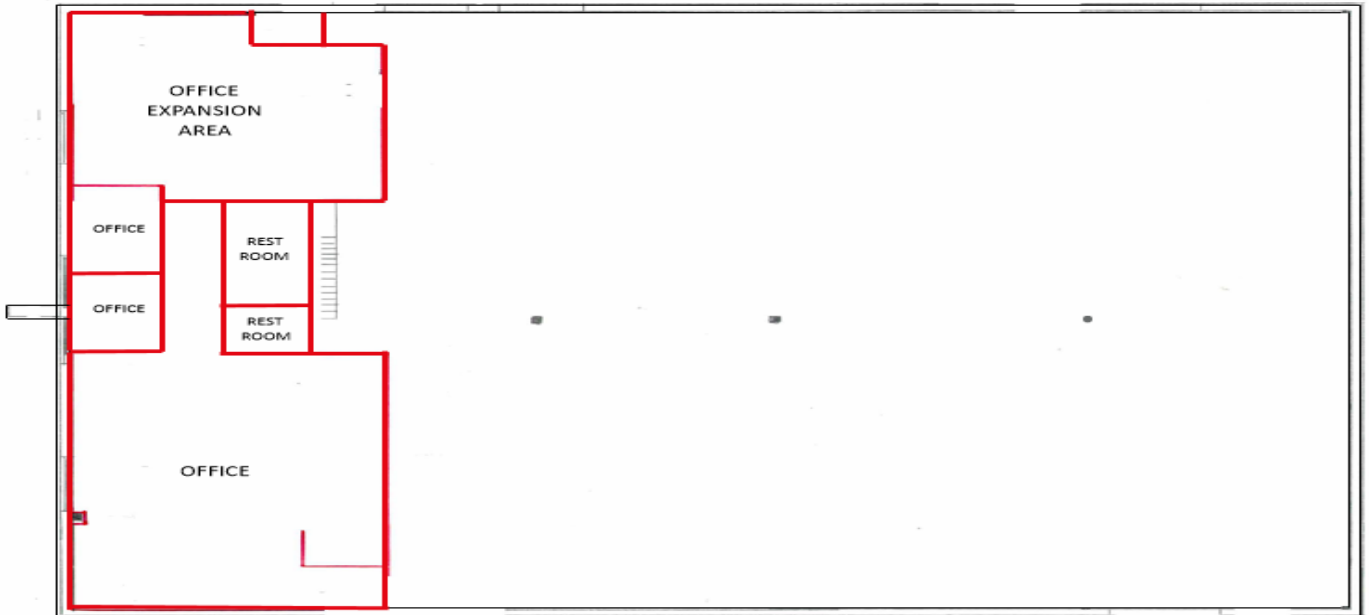
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TAILGATE

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DRIVE-IN



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