

WAREHOUSE

FOR LEASE

 CUSHMAN &
WAKEFIELD

 **STRO**®



**1,000 AMPS OF
POWER AVAILABLE**



PREMIER LOCATION



140-142 Clinton Road
Fairfield, New Jersey

37,000 SF

IMMEDIATE AVAILABILITY



High Visibility &
Excellent Location



Direct Proximity to
Route 46 & I-80

46



5,700 SF
OFFICE



37,000 SF
Available



3 LOADING DOCKS
1 DRIVE-IN

OCCUPIED



12 TRAILER
SPACES /
OUTDOOR
STORAGE

Excellent visibility & high traffic area directly off Route 46
Traffic Count: 40,646 ADT

PROPERTY OVERVIEW



Outdoor Storage



High Visibility

Available SF 37,000 SF

Office 5,700 SF

Year Built 1970

Loading 3 Loading Docks
1 Drive-In

Trailer Parking 12 Spaces

Clear Height 21'

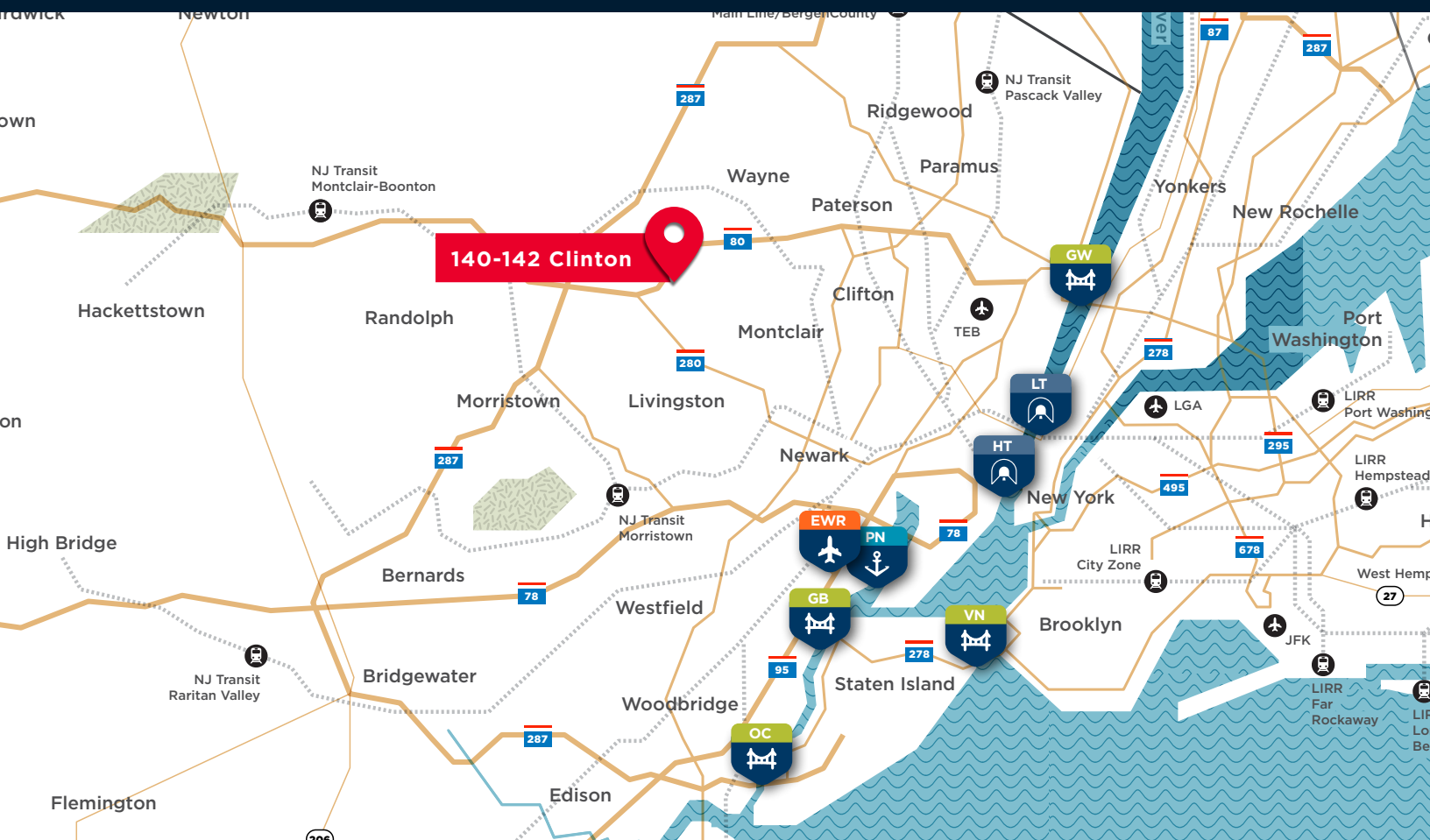
Power 1,000 Amps at 460/277V

Sprinkler Wet

PREMIER LOCATION

A premier Fairfield location that is directly off of Route 46 and I-80. This property is uniquely located to provide a broad supply chain solution for both Northern Jersey and NYC and is well positioned for any last mile ecommerce use.

Route 46	0.1 mi
Interstate 80	2.5 mi
Interstate 280	3.3 mi
Interstate 287	6 mi
Garden State Parkway	9 mi
NJ Turnpike	16 mi
Newark Airport	20 mi
GW Bridge	22 mi
Port Newark/Elizabeth	26 mi



30 Minutes
to Newark Airport



35 Minutes
to Port of Newark



30 Minutes
to Midtown NYC





140-142 CLINTON RD
FAIRFIELD, NJ

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