

## For Lease

323 Fairfield Road  
Howell, New Jersey

**±50,450 Sq. Ft. Warehouse/Distribution/Flex Space**



### SPECIFICATIONS

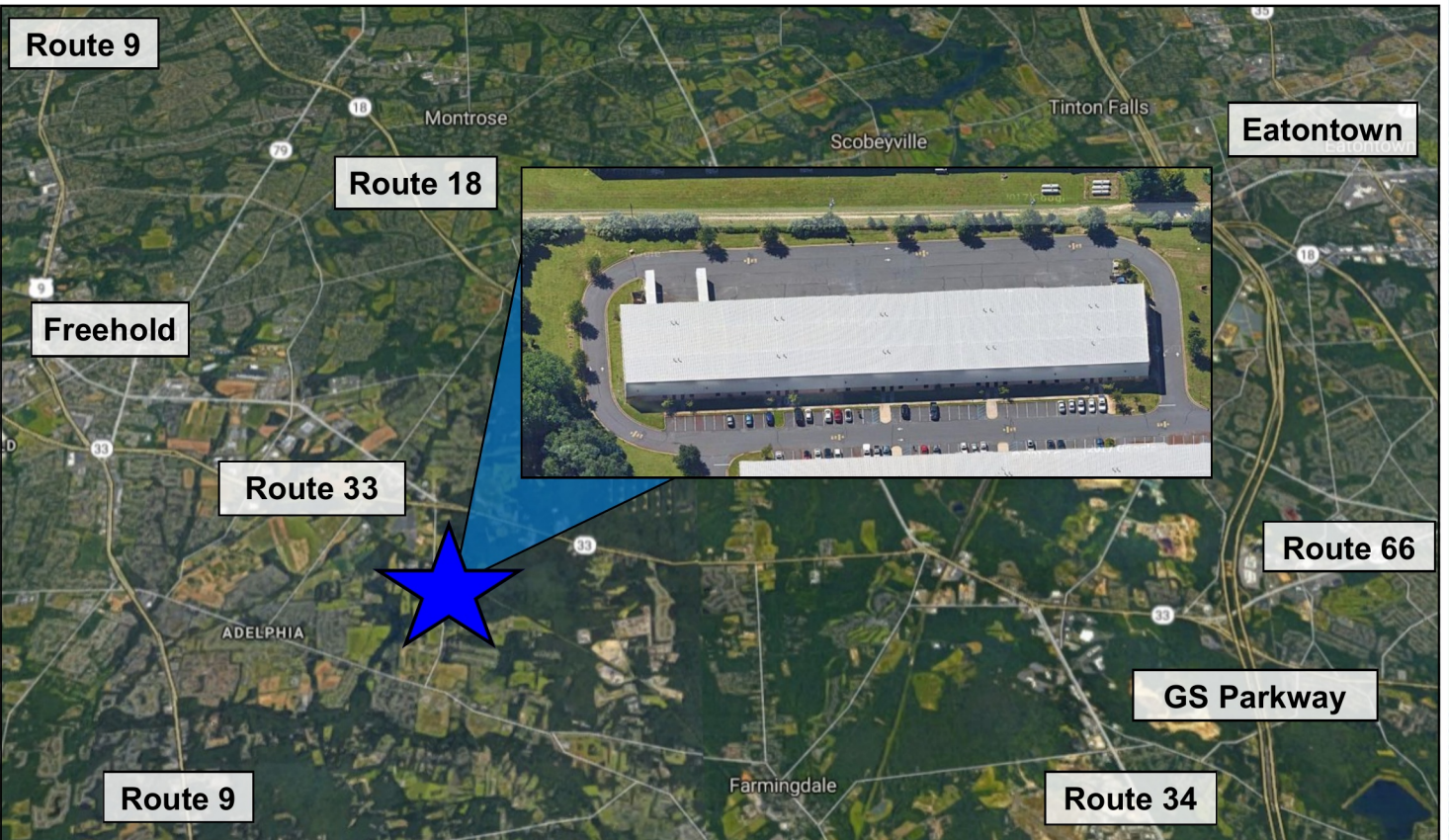
<b>Address:</b>	323 Fairfield Rd. Howell, N.J.
<b>Available Space:</b>	± 50,450 Sq. Ft. with ±3,000 Sq. Ft. Office Area
<b>Zoning:</b>	SED-1
<b>Divisions:</b>	Building was designed with separate meters, entrances, and loading every 5,000 Sq. Ft. increment of space.
<b>Loading:</b>	6 Loading Docks, 4 Drive Ins (Building Total) Call to Discuss Specific Loading Requirements- Additional Loading can be added.
<b>Ceiling:</b>	22' Clear
<b>Sprinkler:</b>	Wet System Racking system with in-rack sprinklers (TBD)
<b>Utilities:</b>	Gas Heat, City Water, Septic Each Unit Separately Metered
<b>Parking:</b>	Approximately 60 Cars
<b>Taxes/CAM:</b>	\$3.50/Sq. Ft.
<b>Lease Rate:</b>	\$14.00 Sq. Ft. Base
<b>Occupancy:</b>	10-1-2026

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**INDUSTRIAL REAL ESTATE SERVICES**

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