

7 MADISON ROAD Fairfield, NJ



FOR SUBLEASE

BUILDING SPECIFICATIONS:

- | | | | |
|-------------------------------|------------|--------------------------|--------------------|
| • Available Space: | 17,000 SF | • Loading: | 2 Tailgates |
| • Total Building Size: | 40,215 SF | • Parking: | ± 2.0 per 1,000 SF |
| • Office Area: | ± 1,500 SF | • Ceiling Height: | 22' |
| • Land Area: | 3.54 Acres | • Lease Price: | \$14.50 PSF NNN |
| • Sprinkler: | Wet | • OPEX: | ± \$5.25 PSF |

Highlights:

Corporate park setting, monument and building signage available, and convenient to all major highways.

For more information, please contact our Exclusive Listing Agent below:

Gregory J. Sabato, SIOR



gsabato@resource-realty.com



973-299-0900



Resource Realty
Corporate Real Estate Services

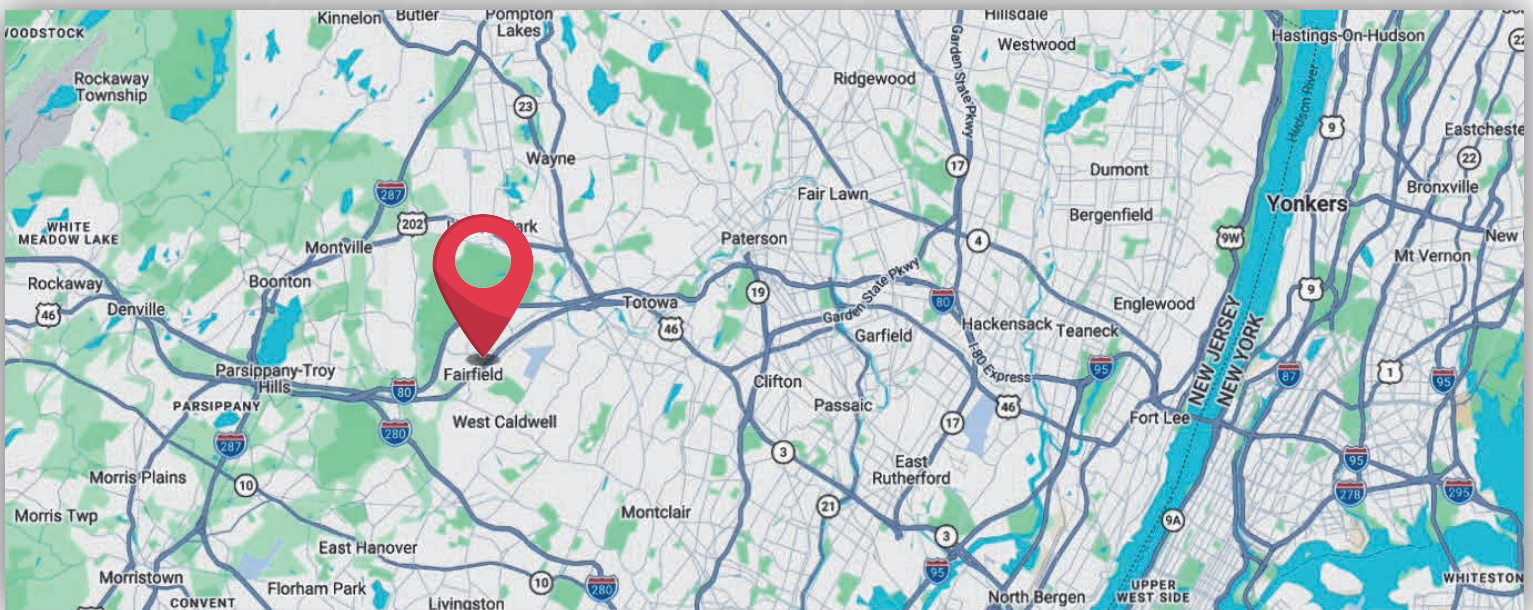
WWW.RESOURCE-REALTY.COM



AN
VI



ROAD



All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to error, omission, change of price, prior sale or lease and withdrawal without notice. Any commission due cooperating brokers is subject to all of the terms and conditions upon which we and our clients have agreed.