



Industrial Space for Lease

78 Clinton Road

FAIRFIELD, NJ 07004

Available Space: 5,545 SF; 4,545 SF warehouse/flex and 1,000 SF contemporary office with skylights

Location: Excellent location directly off Route 46; easy access to Route 80, 23, and 287

Details:

- Two separate entrances
- Drop ceiling, center height of 16', remainder of ceiling height is 12'
- 3 restrooms
- Zoned Lite Industrial
- Parking for 15 vehicles including overnight truck parking
- HVAC system entire building; 2 zone heating system and 3 zone A/C system

Lease Price: \$14.95 PSF NNN

Exclusive Broker

Weichert Commercial
Brokerage, Inc.

Maria Lima

Vice President

973.864.0718 cell

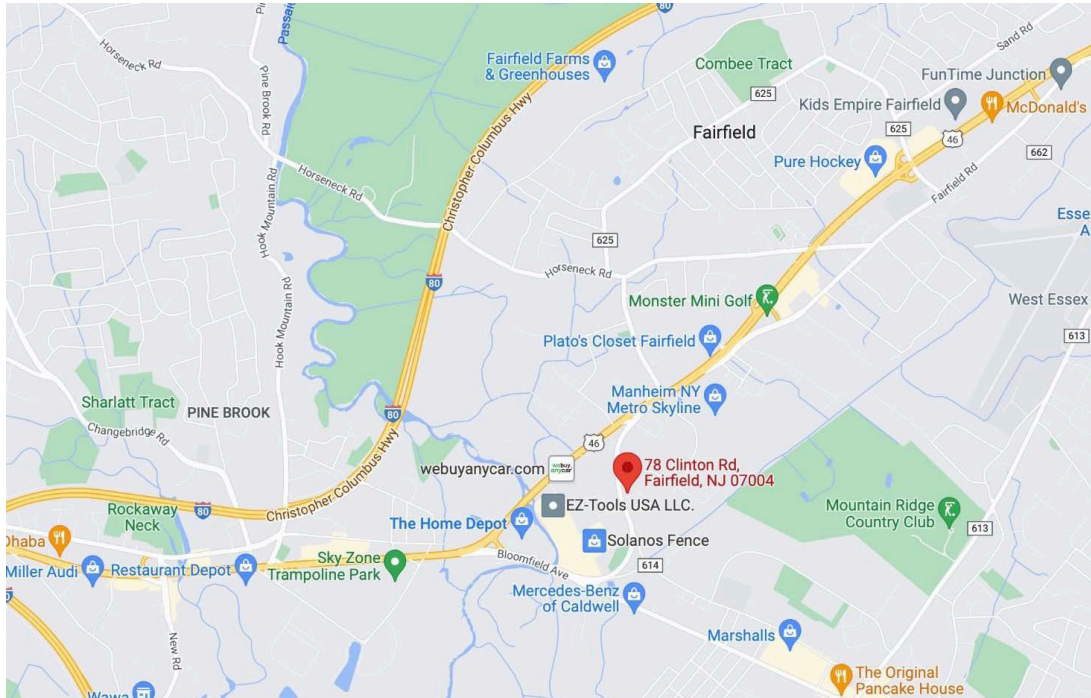
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No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

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Map & Aerial



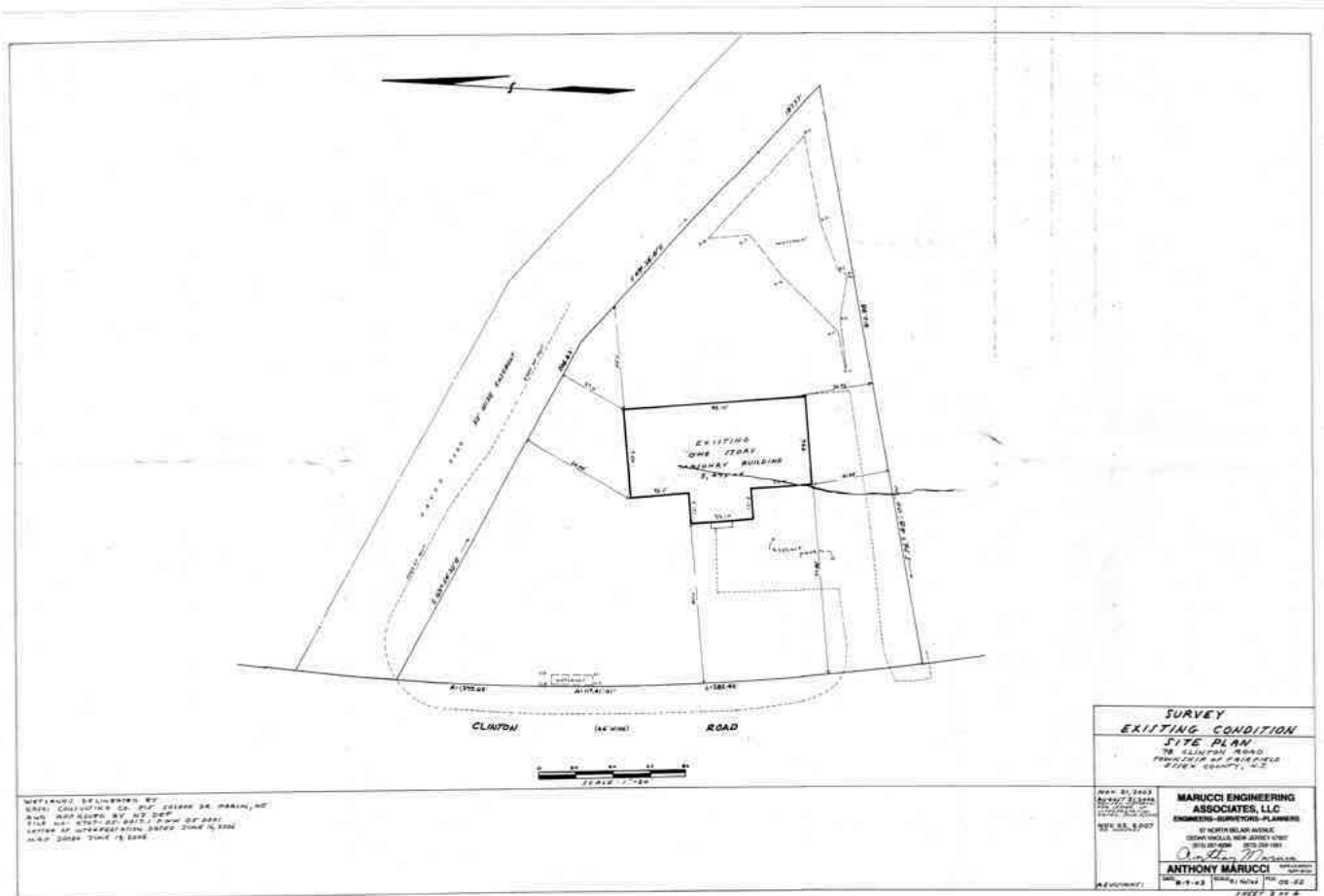
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Survey



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Zoning - Permitted Uses

No structure, building or premises shall be used and no building shall be erected or altered, except for the following uses:

- a. The fabrication, assembly and production of products, provided that no raw animal waste, animal matter, chemical reduction or processing, steel rolling or explosives are involved.
 - b. The packaging, warehousing and distribution of products.
 - c. Offices: general, business, professional, banks, financial and government.
 - d. Planned industrial parks.
 - e. Research and product testing laboratories.
 - f. Business schools.
 - g. Business services.
 - h. Reserved. (Ord. No. 2016-10 § 7)
 - i. Printing and publishing.
 - j. Churches and Houses of Worship.
 - k. Public buildings and parks.
 - l. Wholesale supply establishments.
- (1969 Code § 75-67; Ord. No. 591; Ord. No. 601; Ord. No. 738; Ord. No. 779; New; Ord. No. 2016-10 § 7; Ord. No. 2017-05 § 7)

45-39.2 Accessory Uses.

Accessory uses in the L-1 Light Industrial Zones are as follows:

- a. Uses and buildings customary and incidental to the principal use and building.
- b. Helistops and heliports are not permitted as a principal or accessory use in L-1 Zones.
- c. Factory Retail Outlets. No more than twenty (20%) percent of the total floor area selling products primarily stored in the warehouse by the occupant.
l; Ord. No. 848; Ord. No. 987 § 6)

45-39.3 Conditional Uses.*

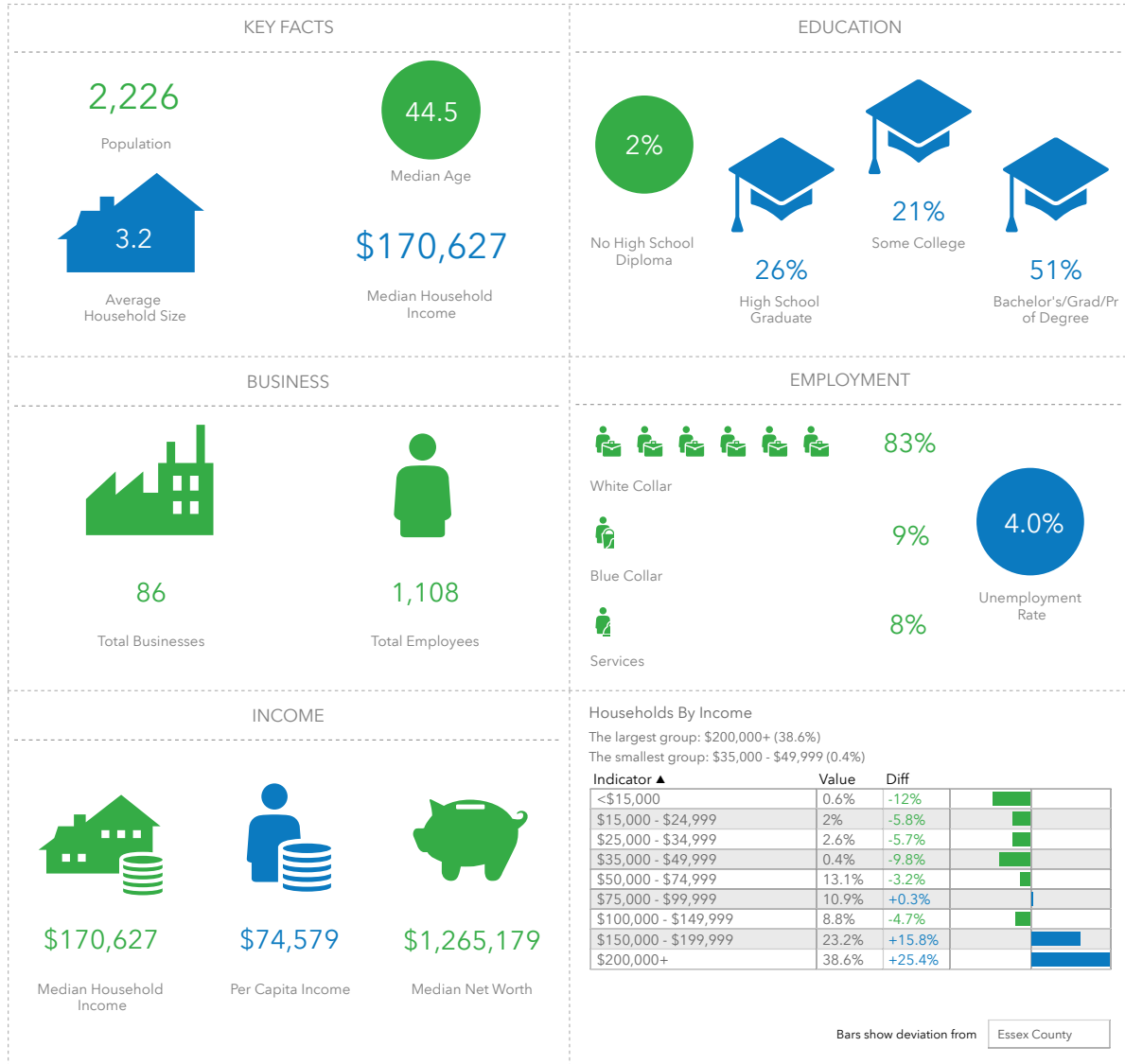
The following conditional uses may be permitted, provided that the conditions specified are complied with:

- a. Conventional restaurants.
- b. Public utilities and institutional uses.
- c. Limousine services.
- d. Supermarkets.

(1969 Code § 75-69; Ord. No. 591; Ord. No. 738; Ord. No. 779; Ord. No. 848; Ord. No. 94-2 § l; New; Ord. No. 2009-03 § 15; Ord. No. 2009-09 § 3)

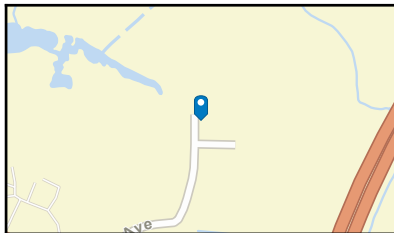
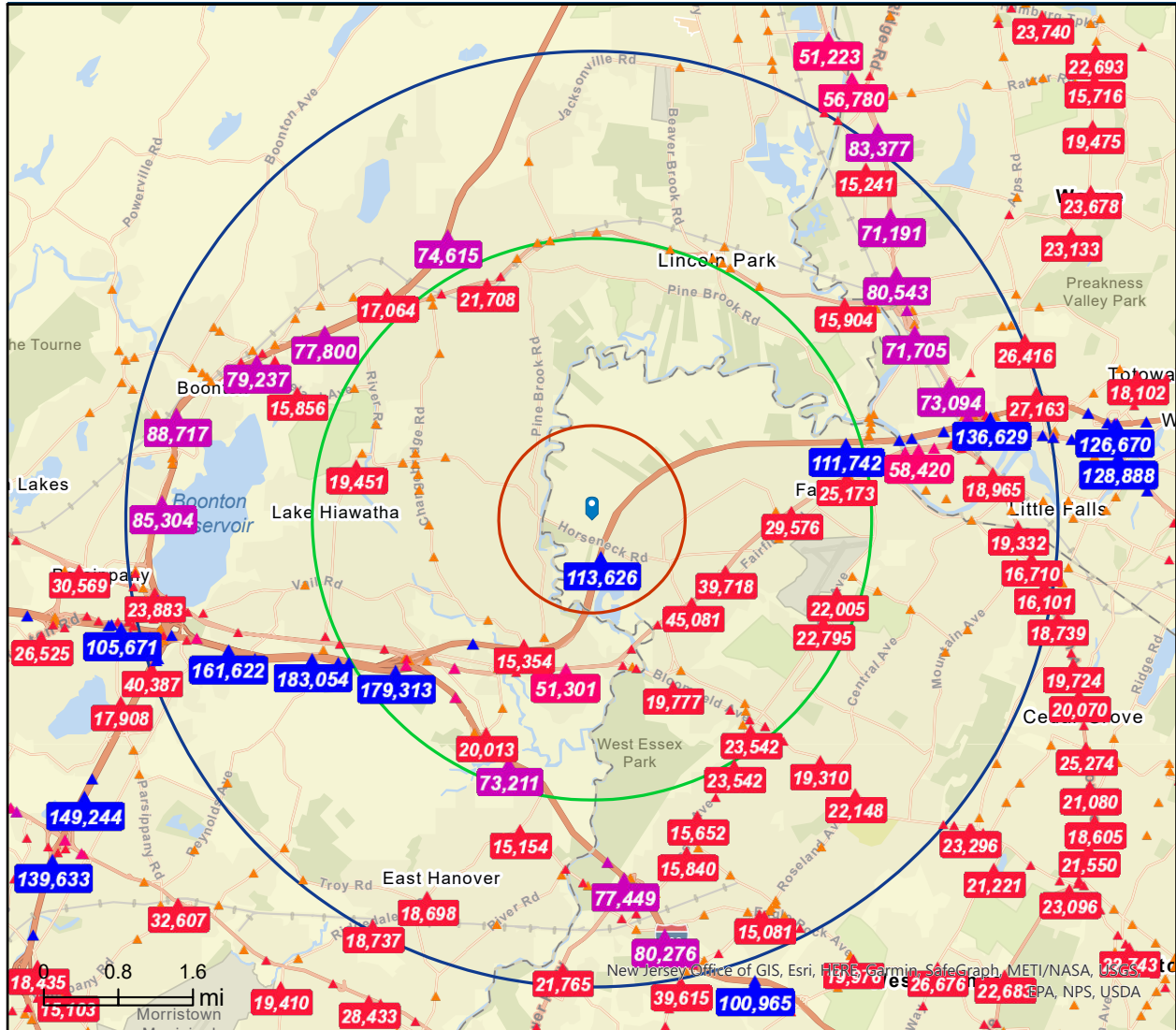
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Key Facts



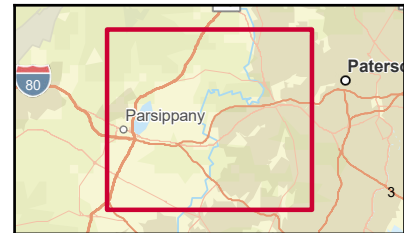
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Traffic Count



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



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