

INDUSTRIAL FOR LEASE

VERSATILE 4,000 SF INDUSTRIAL & FLEX SPACE WITH POLISHED OFFICE, 16' CEILINGS & IMPECCABLE CONDITIO



456 Walker St, Fairview, NJ 07022



VIDEO

PROPERTY DESCRIPTION

PROPERTY HIGHLIGHTS

- 4,000 SF Flex/Industrial Canvas — A generously sized footprint designed for operational adaptability and scale
- Impressive 16' Clear Ceilings — Ideal for racking, light manufacturing, or creative workspace — unlocking vertical potential
- Fully Renovated Office Suite — Elevated administrative space that's turnkey-ready, blending sleek finishes with strategic functionality
- Spotless, Well-Maintained Condition — Move-in ready with pride of ownership reflected in every corner. Features include a robust block-masonry build and a "like-new" roof
- Strategically Located for Success — Positioned in a desirable Fairview corridor, with elevated visibility, proximity to transit

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

OFFERING SUMMARY

Lease Rate:	\$6,000 Rent Per Month (\$18 SF/YR)
Common Area Maintenance Monthly	\$1,300 Per Month
Lease Time:	Negotiable
Number of Units:	1
Lot Size:	4,808 SF
Building Size:	4,000 SF
Ceiling Height	16'

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,136	6,577	19,343
Total Population	6,503	19,169	51,976
Average HH Income	\$89,360	\$94,436	\$112,832

BRUCE ELIA JR.
Managing Director | Fort Lee
O: 201.917.5884 X701
C: 201.315.1223
operations@ergteam.com
NJ #0893523

KW COMMERCIAL
2200 Fletcher Ave Suite 500
Fort Lee, NJ 07024

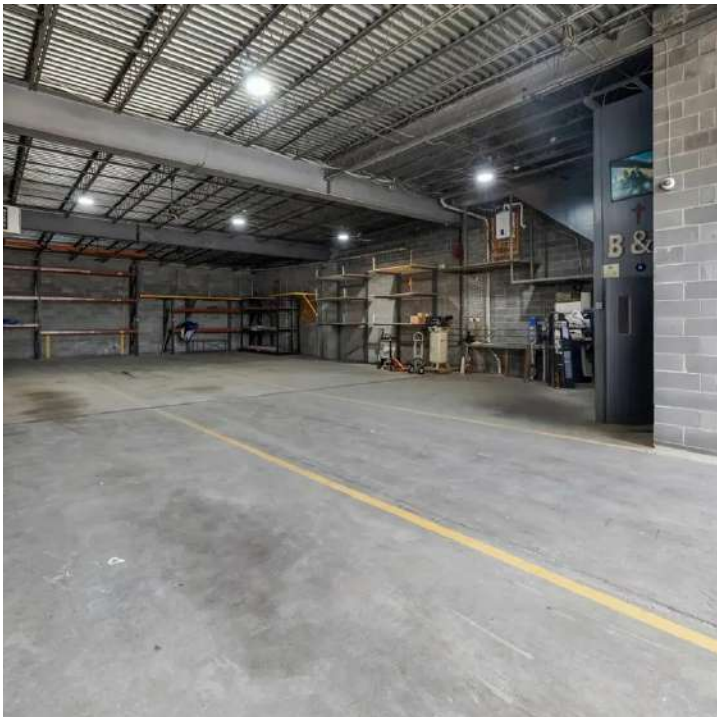
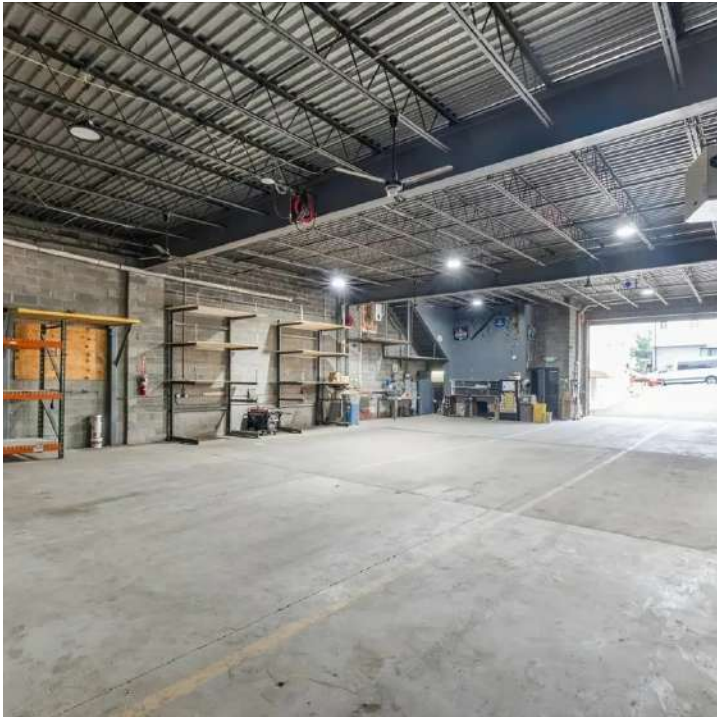
Each Office Independently Owned and Operated

INDUSTRIAL FOR LEASE

VERSATILE 4,000 SF INDUSTRIAL & FLEX SPACE WITH POLISHED OFFICE, 16' CEILINGS & IMPECCABLE CONDITIO



456 Walker St, Fairview, NJ 07022



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

BRUCE ELIA JR.
Managing Director | Fort Lee
O: 201.917.5884 X701
C: 201.315.1223
operations@ergteam.com
NJ #0893523

KW COMMERCIAL
2200 Fletcher Ave Suite 500
Fort Lee, NJ 07024

Each Office Independently Owned and Operated

INDUSTRIAL FOR LEASE

VERSATILE 4,000 SF INDUSTRIAL & FLEX SPACE WITH POLISHED OFFICE, 16' CEILINGS & IMPECCABLE CONDITIO



456 Walker St, Fairview, NJ 07022



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

BRUCE ELIA JR.
Managing Director | Fort Lee
O: 201.917.5884 X701
C: 201.315.1223
operations@ergteam.com
NJ #0893523

KW COMMERCIAL
2200 Fletcher Ave Suite 500
Fort Lee, NJ 07024

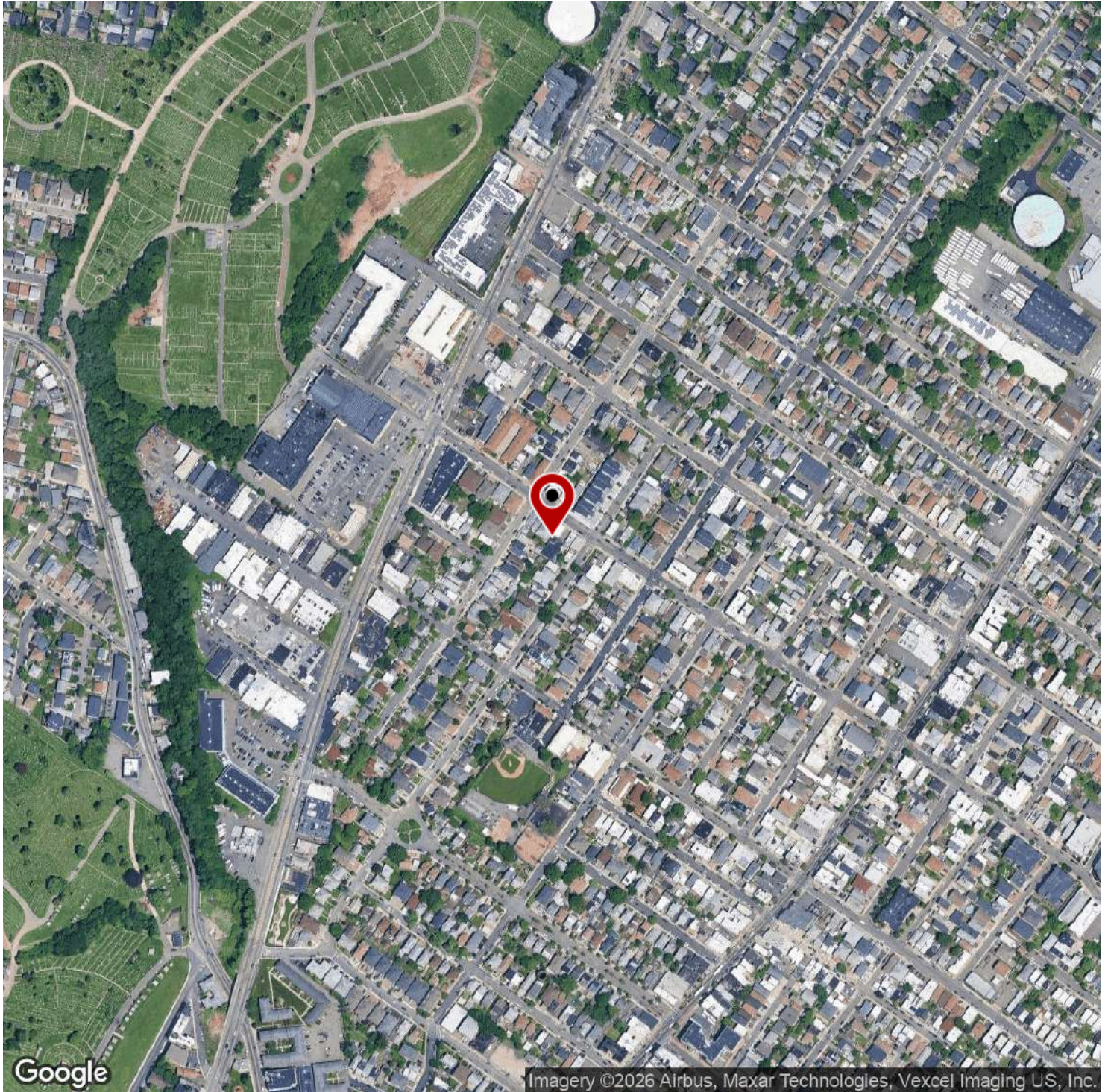
Each Office Independently Owned and Operated

INDUSTRIAL FOR LEASE

VERSATILE 4,000 SF INDUSTRIAL & FLEX SPACE WITH POLISHED OFFICE, 16' CEILINGS & IMPECCABLE CONDITIO



456 Walker St, Fairview, NJ 07022



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

BRUCE ELIA JR.
Managing Director | Fort Lee
O: 201.917.5884 X701
C: 201.315.1223
operations@ergteam.com
NJ #0893523

KW COMMERCIAL
2200 Fletcher Ave Suite 500
Fort Lee, NJ 07024

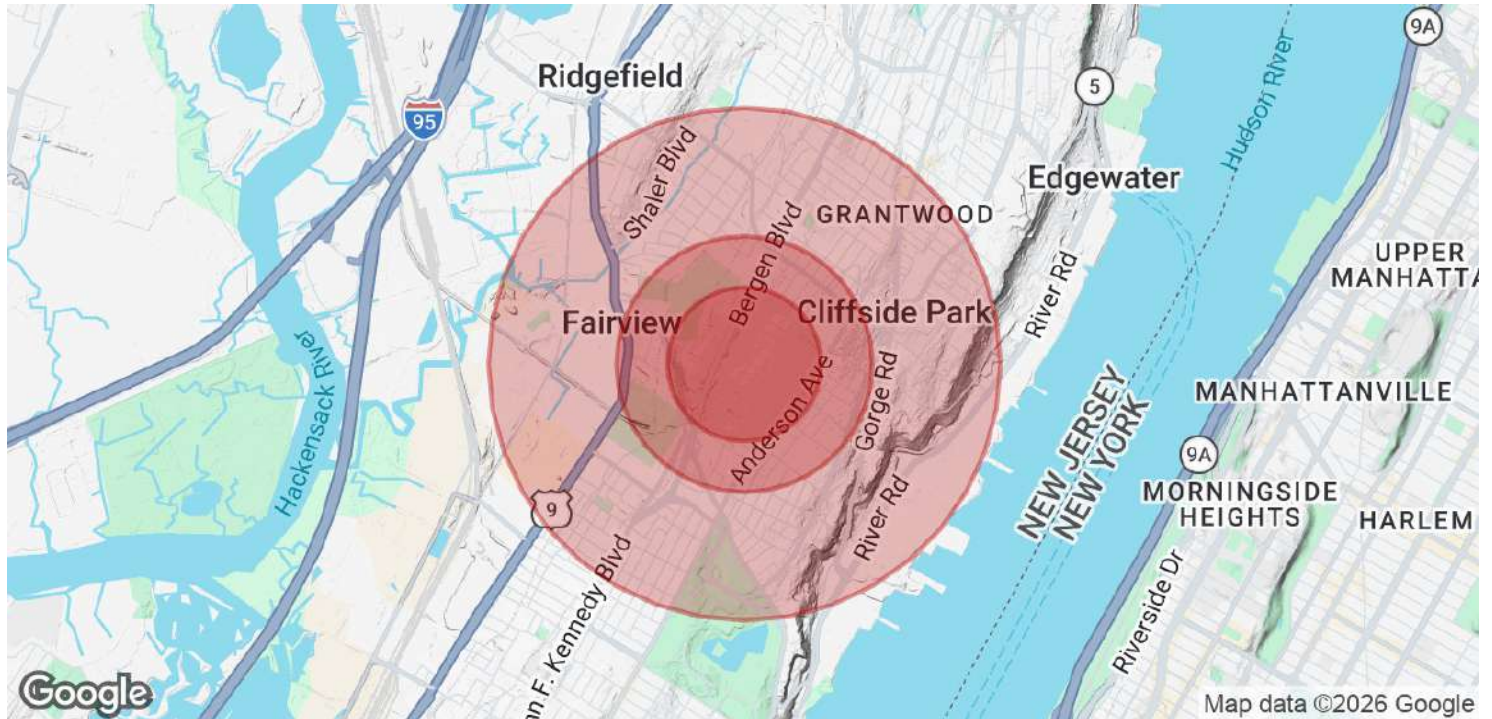
Each Office Independently Owned and Operated

INDUSTRIAL FOR LEASE

VERSATILE 4,000 SF INDUSTRIAL & FLEX SPACE WITH POLISHED OFFICE, 16' CEILINGS & IMPECCABLE CONDITIO



456 Walker St, Fairview, NJ 07022



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	6,503	19,169	51,976
Average Age	38	38	40
Average Age (Male)	37	37	39
Average Age (Female)	39	39	41
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,136	6,577	19,343
# of Persons per HH	3	2.9	2.7
Average HH Income	\$89,360	\$94,436	\$112,832
Average House Value	\$562,727	\$591,505	\$628,400

2020 American Community Survey (ACS)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

BRUCE ELIA JR.
Managing Director | Fort Lee
O: 201.917.5884 X701
C: 201.315.1223
operations@ergteam.com
NJ #0893523

KW COMMERCIAL
2200 Fletcher Ave Suite 500
Fort Lee, NJ 07024

Each Office Independently Owned and Operated