

WAREHOUSE

FOR SUBLEASE



PREMIER LOCATION



12 Gardner Road
Fairfield, New Jersey

96,171 SF

SUBLEASE THROUGH 10/2026



Easy access to I-80,
I-280 and I-287



Located Directly
off of Route 46

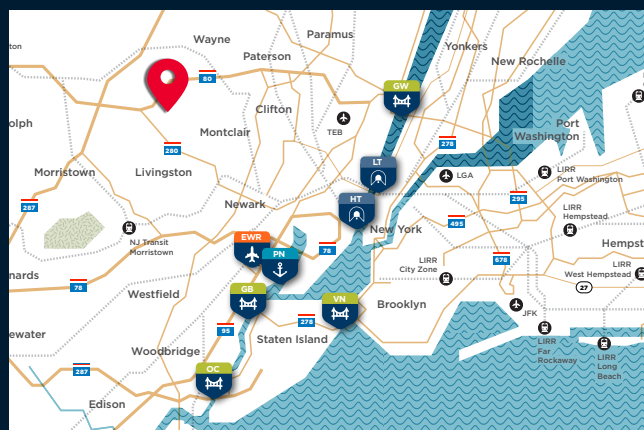


Close to Port of NJ
& Newark Airport



PROPERTY OVERVIEW

Available SF	96,171 SF
Office Size	8,484 SF
Sublease Term	Through October 2026
Loading	20 Docks 1 Drive-In
Parking	70 Spaces
Column Spacing	35' x 32'7"
Clear Height	22'



0.4 mi to
Route 46



30 min to
Newark Airport



35 min to
Port of Newark

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