PROPERTY

FOR LEASE

CUSHMAN & WAKEFIELD

CATALYST
INVESTMENT PARTNERS

PREMIER LOCATION

36 Montesano Road
Fairfield, New Jersey

5,000 SF MAINTENANCE BUILDING ON 1 ACRE

IMMEDIATE AVAILABILITY

- Rare secured yard with maintenance facility
- Direct Proximity to Route 46 & I-80

PROPERTY OVERVIEW

POTENTIAL USES:

- Lay down yard / Building Material Storage
- Contractor Yard
- Trailer Parking / Vehicle Parking
- Equipment Rental

Planned Improvements Underway

Available SF	5,000 SF
Acreage	1 Acre
Office	±1,000 SF
Loading	16’ W. x 12’-5” H. Overhead Door
Parking	16 Car Spaces
Clear Height	13’-9”
Year Built	1974
Power	800-amp, 277/480-volt
Zoning	I-2

PREMIER LOCATION

A premier Fairfield location with immediate access to Route 46 and I-80, offering exceptional regional connectivity for industrial users. This property represents a rare opportunity in a supply-constrained market with very few IOS sites offering such a broad range of permitted industrial outdoor storage uses.

Route 46	**0.5 mi**
Interstate 80	**2.5 mi**
Interstate 280	**4 mi**
Interstate 287	**7 mi**
Garden State Parkway	**9 mi**
NJ Turnpike	**16 mi**
Newark Airport	**20 mi**
GW Bridge	**22 mi**
Port Newark/Elizabeth	**26 mi**

30 Minutes
to Newark Airport

35 Minutes
to Port of Newark

30 Minutes
to Midtown NYC

36 MONTESANO RD

FAIRFIELD, NJ

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