

## ***MAJOR PRICE REDUCTION!***

### ***AVAILABLE FOR SALE/LEASE***

***4,400 Sq. Ft.***  
***125 Clinton Road***  
***Fairfield, NJ***



#### ***Building Features***

- ***Total Sq. Ft. 4,400 Sq. Ft.***  
***Office Space: 2,500 Sq. Ft.***  
***W/H Space: 1,900 Sq. Ft.***
- ***One Drive-In Door***
- ***Recently Renovated***
- ***Excellent Visibility***

#### ***Potential Uses***

- ***Office***
- ***Hi-Tech***
- ***Lite Assembly***
- ***Retail***

#### ***Contact information***

***Jim Correll Ext. 520***  
***Cell (973) 495-1696***  
***Mitch Roman Ext. 515***

***Lease Price: \$6.50 PSF NNN***  
***Sale Price: \$495,000.00***

#### ***Exclusive Brokers***

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