

***FULLY AIR CONDITIONED BUILDING  
FOR SALE OR LEASE  
310 Fairfield Road  
Fairfield, NJ***



**Building Features**

Total building size: 26,200 Sq. Ft.

1st floor: 22,600 Sq. Ft. including  
± 5,200 Office/Tech area  
2nd floor: 3,600 Sq. Ft. Flex/Tech

Loading: 2 Tailgates, 1 Drive-In  
Power: 1,200 Amps  
Ceiling height: 22'  
Column Size: 36 x 32  
Parking: 46 spaces  
Lot size: 1.4 Acres  
Availability: Immediate

**Contact information**

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**Exclusive Brokers**

**American Properties Realty, Inc.**

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- Fully air conditioned building
- High visibility (25% retail permitted)



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