

AVAILABLE FOR LEASE/SALE

344 Kaplan Drive
Fairfield, NJ

**Motivated
Ownership**

Newly Renovated



Building Facts

Total Sq. Ft.	30,590 Sq. Ft
Ceiling Ht:	18'
Office Area:	To suit
Loading:	To suit
Power:	1600 amps
Sprinklers:	Wet
Rental Rate:	\$7.75 NNN
Sale Price:	Furnished upon request
Taxes:	\$43,198.00

Building Features

- 8,000 SF Second floor mezzanine (**not included in square footage**)
- Duct work in place for air conditioning
- 51 Parking Spaces

Ideal Use:

- Manufacturing
- Warehouse & Distribution
- Corporate Offices

Recent Renovations

- New windows
- New stucco exterior

Contact information

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Exclusive Brokers

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