

(973) 575-8410

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**ALLIED REALTY**  
Commercial & Industrial Real Estate on a National Basis  
710 Route 46 East  
Fairfield, New Jersey 07004

SALES

LEASING

FINANCING

MANAGEMENT

CONSTRUCTION

## *277 Route 46 West, Fairfield*



**Total Size: 22,158 Square Feet**

Office: 3,909 Square Feet

Showroom: 2,947 Square Feet

Ceilings: 19' Clear Height

Power: 400 Amps 208 Volts 3 Phase

Sprinkler: 100 % Wet System

Heat: Gas

Column Spacing: 32' x 39'

Loading: 2 Tailgates & Ramped Drive-in

Zoning: H-D US Route 46 Special Highway  
Development Zone

Taxes: Approx. \$2.56 /sq ft (2016)

Lease Price: \$9.25 per Sq Ft Net

***Fully Air Conditioned T-5 Lighting 71 Striped Parking Spaces***

***Less than 20 Miles to George Washington Bridge  
Lincoln Tunnel, Holland Tunnel***

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