

(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

## *2 Municipal Road Fredon Township (Newton)*



Size:	31,118 Square Feet
Lot Size:	6.53 Acres
Office:	2,752± Square Feet
Ceilings:	14' – 21' Clear Height
Loading:	2 Tailgates & 10' x 10' Drive-in
Heat:	Propane Fired Radiant
Power:	4,000 Amps 480/277 Volts
Sprinkler:	100% Wet System
Utilities:	Well Water / Septic System
Asking Price:	\$1,900,000.00
Lease Price:	\$4.00/sq ft Net
Taxes:	Approx. \$1.06/ Sq Ft

*Lease with Option to Buy  
On Route 94  
3 Miles to Route 206*

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