# FOR SUB-LEASE

# **\_3 SPERRY ROAD**

STREET STREET BREET STREET STREET

# FAIRFIELD, NJ

TEAMEX

#### 30,000 ± SQ FT. WAREHOUSE/DISTRIBUTION FACILITY

#### CONTACT EXCLUSIVE BROKER

#### JOE MANGANARO

Mobile: (201) 637-6765 jmanganaro@teamresourcesinc.com

#### **ERIC LEWIN**

Mobile: (201) 832-45609 elewin@teamresourcesinc.com





1050 Wall Street West | Lyndhurst, NJ 07071 · info@teamresourcesinc.com | 201.438.1177

#### OFFERING

# **3 SPERRY RD.** // fairfield, nj

**Team Resources**, as exclusive agent, is pleased to present this 30,000 +/- sf industrial property available for sublease through 05/31/2027. Ideal for warehouse/distribution & manufacturing & conveniently located near major highways.



Property Description	
Building Size:	57,731+/- sq. ft.
Available:	30,000 +/- sq. ft.
Office Space:	5,000 +/- sq. ft.
Ceiling Height:	22' clear
Power:	400 amps
Loading:	3 tailboard doors
Parking:	Ample
Column Span:	40' x 40'
Asking Rental:	\$15.50 NNN
Tax & CAM:	\$1.55 psf
Sub-Lease Term:	Through May 31, 2027
Occupancy:	September 1, 2024

# **PROXIMITY TO KEY LOCATIONS**

Port Newark 22 +/- miles NJ Turnpike 23 +/- miles Lincoln Tunnel 23 +/- miles GW Bridge 20 +/- miles

## CONTACT EXCLUSIVE BROKER

#### JOE MANGANARO

Mobile: (201) 637-6765 jmanganaro@teamresourcesinc.com

#### ERIC LEWIN

Mobile: (201) 832-45609 elewin@teamresourcesinc.com



All information furnished is from sources deemed reliable; however we have not verified it and it is submitted subject to errors, omissions, change of price, prior sale or lease, or withdrawal without any notice. No representation is made as to zoning, physical condition, fire sprinkler adequacy or environmental status of any property and prospective purchasers/tenants are urged to conduct whatever independent investigation they, their attorneys and advisors deem necessary to confirm that a property is suitable for the intended use. Any commissions due cooperating brokers are subject to all terms and conditions upon which we and our clients have agreed.

PHOTO PAGE









## CONTACT EXCLUSIVE BROKER JOE MANGANARO Mobile: (201) 637-6765

jmanganaro@teamresourcesinc.com

**ERIC LEWIN** Mobile: (201) 832-45609 elewin@teamresourcesinc.com



All information furnished is from sources deemed reliable; however we have not verified it and it is submitted subject to errors, omissions, change of price, prior sale or lease, or withdrawal without any notice. No representation is made as to zoning, physical condition, fire sprinkler adequacy or environmental status of any property and prospective purchasers/tenants are urged to conduct whatever independent investigation they, their attorneys and advisors deem necessary to confirm that a property is suitable for the intended use. Any commissions due cooperating brokers are subject to all terms and conditions upon which we and our clients have agreed.