

# FOR LEASE: 27,731 +/-SF

3 Sperry Road, Fairfield, NJ 07004



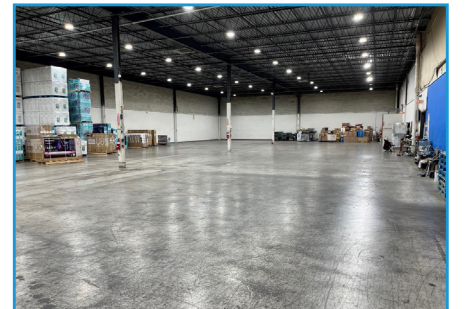
centerpoint.com

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Team Resources is pleased to present this 27,731 +/- SF prime industrial property. Position your business in one of Northern New Jersey's most sought-after industrial corridors with this highly functional and well-located facility in Fairfield. **3 Sperry** offers an outstanding combination of accessibility, functionality, and proximity to key transportation infrastructure-making it an ideal solution for companies seeking efficiency in the Northern New Jersey market. Ideally suited for: Warehouse, Distribution, Light Manufacturing & Logistic users.



PROPERTY DESCRIPTION	
<b>AVAILABLE SPACE</b>	27,731 ± SF (Unit A)
<b>BUILDING SIZE</b>	57,731± SF
<b>ACERAGE</b>	4.2 ±acres
<b>OFFICE SPACE</b>	2,700 ± SF
<b>CEILING HEIGHT</b>	22' clear ceilings
<b>LOADING DOORS</b>	3 loading docks
<b>COLUMN SPAN</b>	40' x 40'
<b>PARKING</b>	64 + cars & 4 + trailers
<b>SPRINKLERS</b>	Wet
<b>LEASE RATE</b>	Upon request
<b>ESTIMATED TAX</b>	\$2.16 psf
<b>OPEX</b>	\$0.60 psf (Includes: CAM & Insurance) Add'l 3% Mgmt. Fee
<b>OCCUPANCY</b>	June 1, 2027

Exclusive Broker:



1050 Wall Street West  
Lyndhurst, NJ 07071  
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201.438.1177

**Eric Lewin**  
Office - 201.438.1177 x107  
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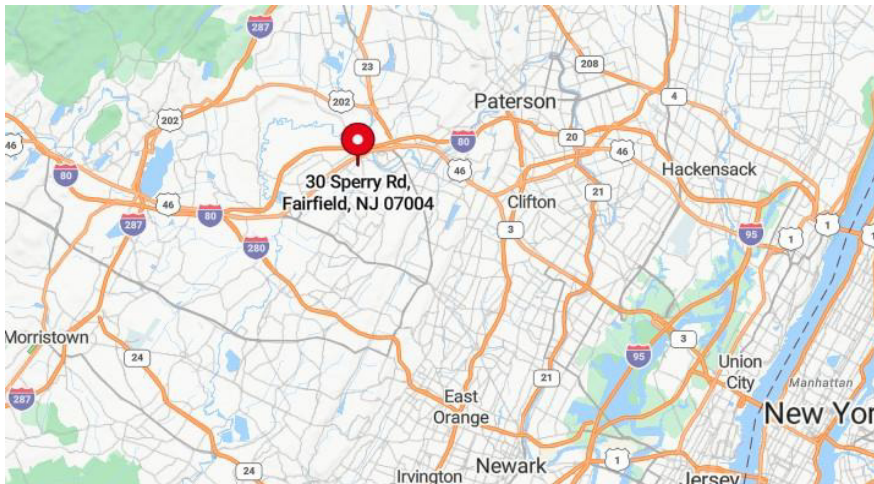
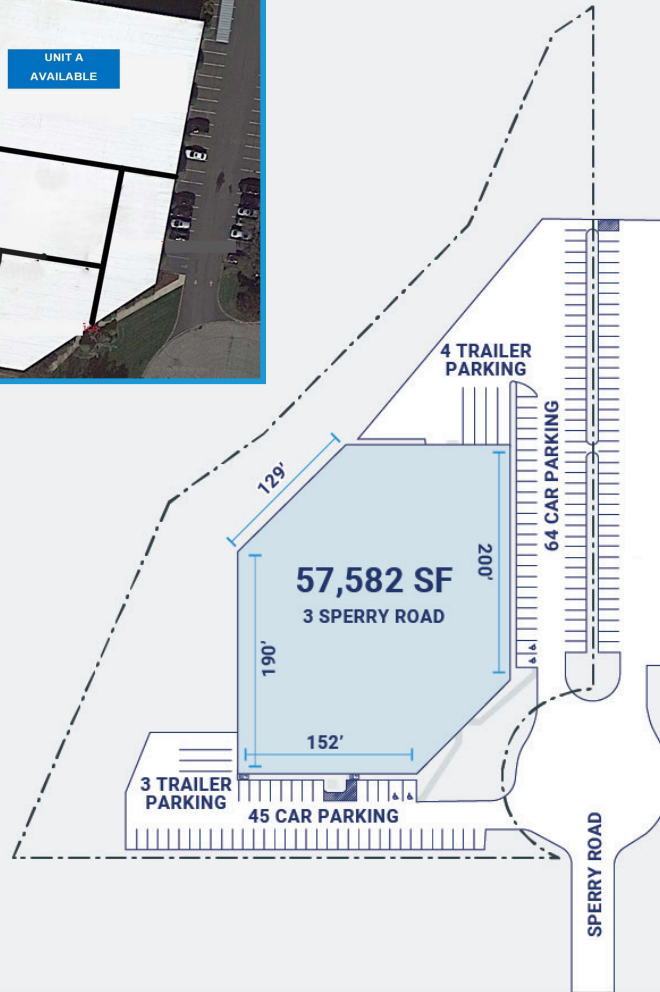
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## LOCATION ADVANTAGES

- Immediate access to Routes 46, 80, 280 & 287
- Strategically located near major distribution hubs and labor pools
- ±30 minutes to Port Newark–Elizabeth Marine Terminal
- ±25 miles to New York City

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