FOR LEASE: 27,582 +/- SF | 3 Sperry Road, Fairfield, NJ 07004

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CenterPoint
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Team Resources is pleased to present this 27,582 +/- 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	
AVAILABLE SPACE	27,582 ± SF (Unit A)
BUILDING SIZE	57,582 ± SF
ACERAGE	4.2 ±acres
OFFICE SPACE	2,700 ± SF
CEILING HEIGHT	22' clear ceilings
LOADING DOORS	4 loading docks
COLUMN SPAN	40' x 40'
PARKING	64 + cars & 4 + trailers
SPRINKLERS	Wet
LEASE RATE	$17.95 psf
ESTIMATED TAX	$2.26 psf
OPEX	CAM $1.26 psf (Insurance: $0.29 psf) [Excludes snow plowing & MF] - Add'l 3% Mgmt. Fee
OCCUPANCY	June 1, 2027

Exclusive Broker:

TEAM RESOURCES
COMMERCIAL REAL ESTATE BROKERS

1050 Wall Street West
Lyndhurst, NJ 07071
info@teamresourcesinc.com
201. 438 .1177

Eric Lewin
Office - 201.438.1177 x107
Mobile - 201.832.4569
elewin@teamresourcesinc.com

Joe Manganaro
Office - 201.438.1177 x103
Mobile - 201.637.6765
jmanganaro@teamresourcesinc.com

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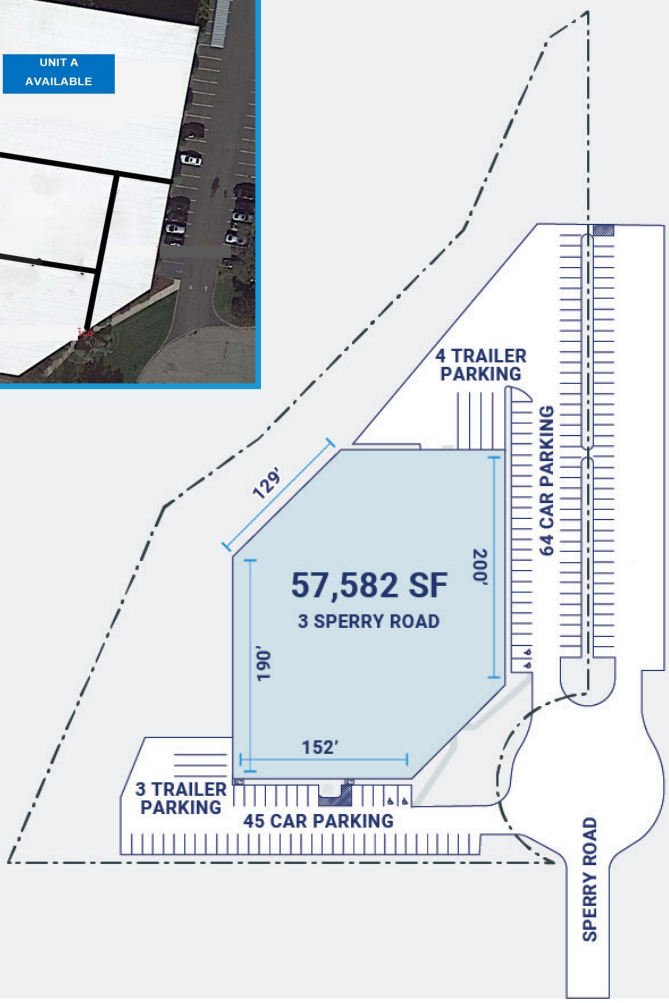
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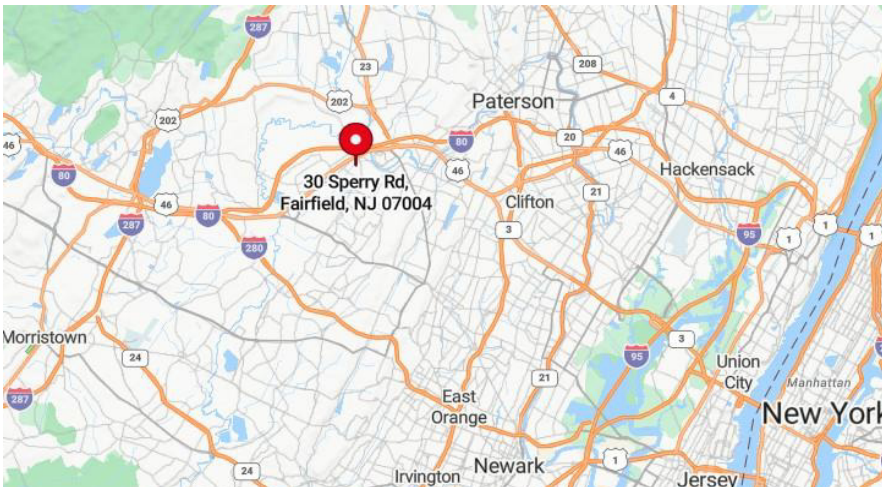
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LOCATION ADVANTAGES

- 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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