

FOR LEASE OR SALE: 107,107 SF | INDUSTRIAL

116 Lehigh Drive | Fairfield, New Jersey



CONTACT US:

Noah Balanoff, CCIM
Executive Managing Director
Salesperson
D: +1 973 299 3023
M: +1 917 757 5148
Noah.Balanoff@Colliers.com

Jacquelyn Severino
Associate
D: +1 973 299 3081
M: +1 973 986 8904
Jacquelyn.Severino@Colliers.com

Chris Haenn
Associate
D: +1 973 299 3039
M: +1 443 758 3517
Christopher.Haenn@Colliers.com

COLLIERS INTERNATIONAL NJ LLC
300 Interpace Parkway, Building C
Parsippany, NJ 07054
www.colliers.com

PROFESSIONALLY OWNED &
MANAGED BY:



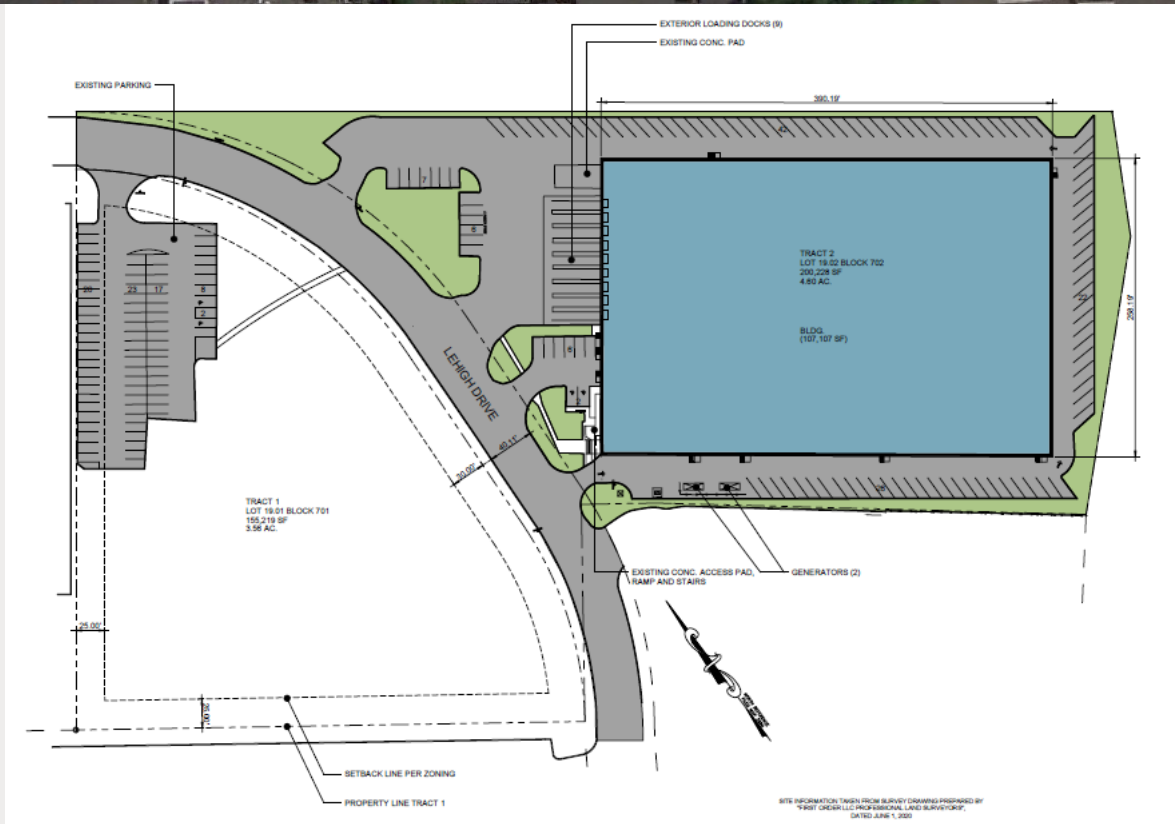
Available Space

- TOTAL AVAILABLE: 107,107 SF
- OFFICE SF: 12,951 SF
- ACRES: 8.16
- CEILING HEIGHT: 24' Clear
- COLUMN SPACING: 32' W x 43' D
- LOADING: 9 Exterior Docks
- POWER: 3,600 Amps @ 480/277 Volts & Two 400 KW Back-Up Generators
- PARKING: 187 Car Spaces
- SPRINKLER: ESFR
- HVAC: Temperature Controlled Warehouse
- TAXES: \$1.67/SF
- PRICING: Subject to offer

No representation is made as to the accuracy of the information furnished herein and same is submitted subject to errors, omissions, change of prices, rental, or other conditions, prior sale, lease, sublease, and/or withdrawal without notice. The furnishing of this information shall not be deemed a hiring. A commission in accordance with our principal's schedule of rates and conditions will be paid to the procuring Broker who executes our or our principal's brokerage agreement, subject to a fully consummated transaction upon terms and conditions acceptable to our principal.

116 LEHIGH DRIVE

FAIRFIELD, NEW JERSEY



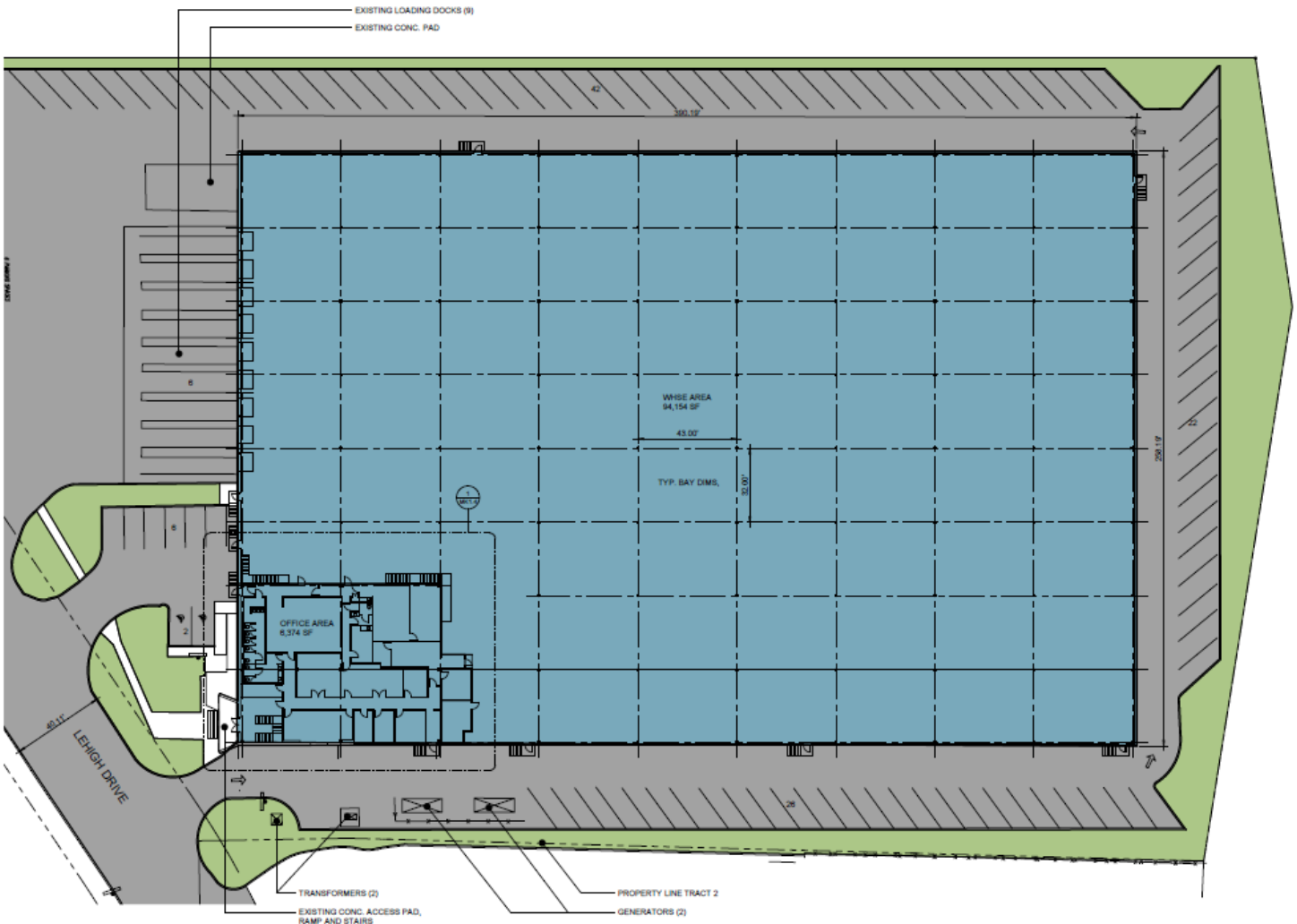
PROFESSIONALLY OWNED & MANAGED BY:



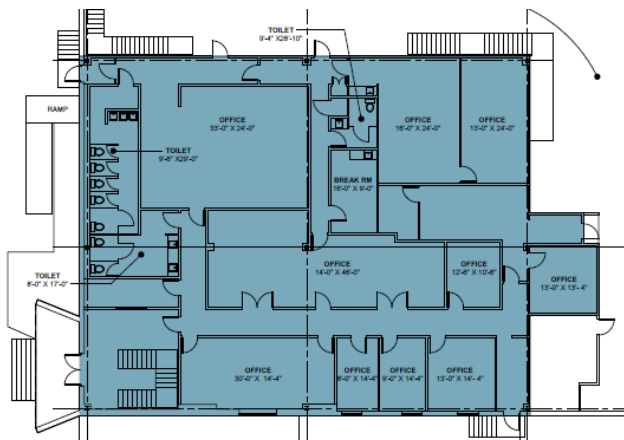
SITE INFORMATION: TRACT 2026 SURVEY DRAWING PROVIDED BY TRIST CHERILL, L.L.C. PROFESSIONAL LAND SURVEYOR, DATED JUNE 1, 2020

116 LEHIGH DRIVE

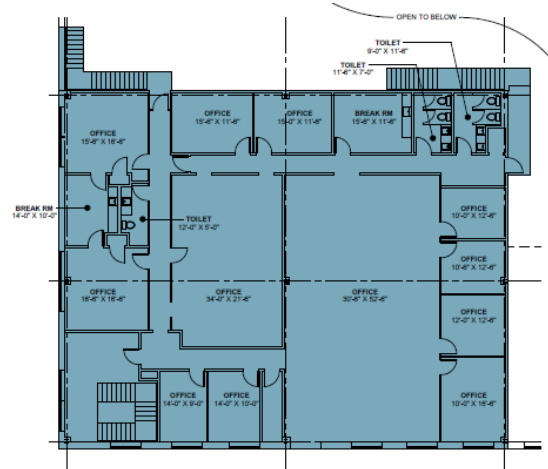
FAIRFIELD, NEW JERSEY



First Floor – Office Area 6,374 SF



Second Floor – Office Area 6,579 SF

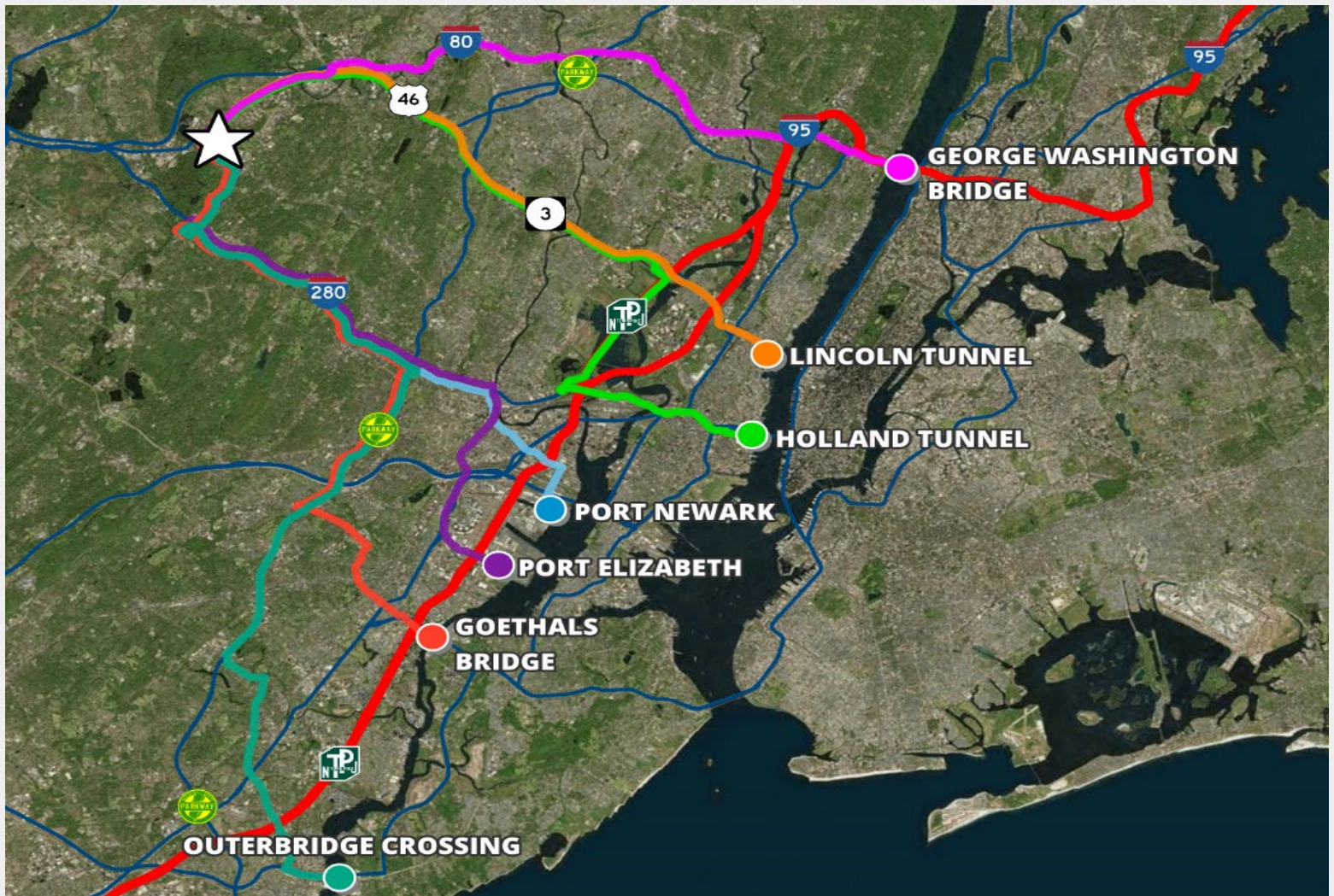


PROFESSIONALLY OWNED &
MANAGED BY:



116 LEHIGH DRIVE

FAIRFIELD, NEW JERSEY



Mileage

I-280	+/- 3.6 miles
I-80	+/- 4.6 miles
Route 3	+/- 12 miles
Garden State Parkway	+/- 10.8 miles
NJ Turnpike	+/- 20 miles
GW Bridge	+/- 22.5 miles

Mileage

Lincoln Tunnel	+/- 21.2 miles
Holland Tunnel	+/- 26.3 miles
Port Newark	+/- 28.7 miles
Port Elizabeth	+/- 28.3 miles
Goethals Bridge	+/- 31.2 miles
Outerbridge Crossing	+/- 39.4 miles



PROFESSIONALLY OWNED & MANAGED BY:



Noah Balanoff, CCIM
 Executive Managing Director
 Salesperson
 D: +1 973 299 3023
 M: +1 917 757 5148
 Noah.Balanoff@Colliers.com

Jacquelyn Severino
 Associate
 D: +1 973 299 3081
 M: +1 973 986 8904
 Jacquelyn.Severino@Colliers.com

Chris Haenn
 Associate
 D: +1 973 299 3039
 M: +1 443 758 3517
 Christopher.Haenn@Colliers.com