

# AVAILABLE

# INDUSTRIAL FLEX FACILITY 6,492 SF – 25,124 SF

## Springfield Corporate Industrial Park

**FULL 5% COMMISSIONS  
WILL BE PAID  
UP FRONT**



## Only Three Units Left

### Address

- 21 Fadem Road, Springfield, NJ

### Units Available

- Unit 4 9,192 SF 1 TB
- Unit 5 9,424 SF 1 DI
- Unit 12 6,508 SF 1 DI

### Offering

- Lease Rate: \$6.50 PSF NNN
- Sale Price: Upon request for entire 122,597 SF

### Property Features

- Total Building Size: ±122,597 SF
- Total Lot Size: ±5.45 AC
- Power: 480-3,000 Amps, 480 Volts
- Heat: Gas Suspended
- Ceiling Height: 18' Clear
- Column Spacing: 50' x 25'
- Zoning: Industrial
- Sprinklers: 100 Wet
- Parking: 1/1200
- Office: ±500 SF Per Unit

### Accessibility

- 10 miles west of Newark Int'l Airport and Port Areas
- Nearby to NJ Turnpike, Interchange 14
- Close proximity to Routes 22, 21, I-78 and GSP

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REAL ESTATE



## THE BLAU & BERG COMPANY

EXCLUSIVE BROKER

Providing Corporate Real Estate Services Since 1932

Phone: (973) 379-6644 (908) 276-3355



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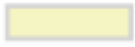

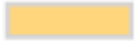
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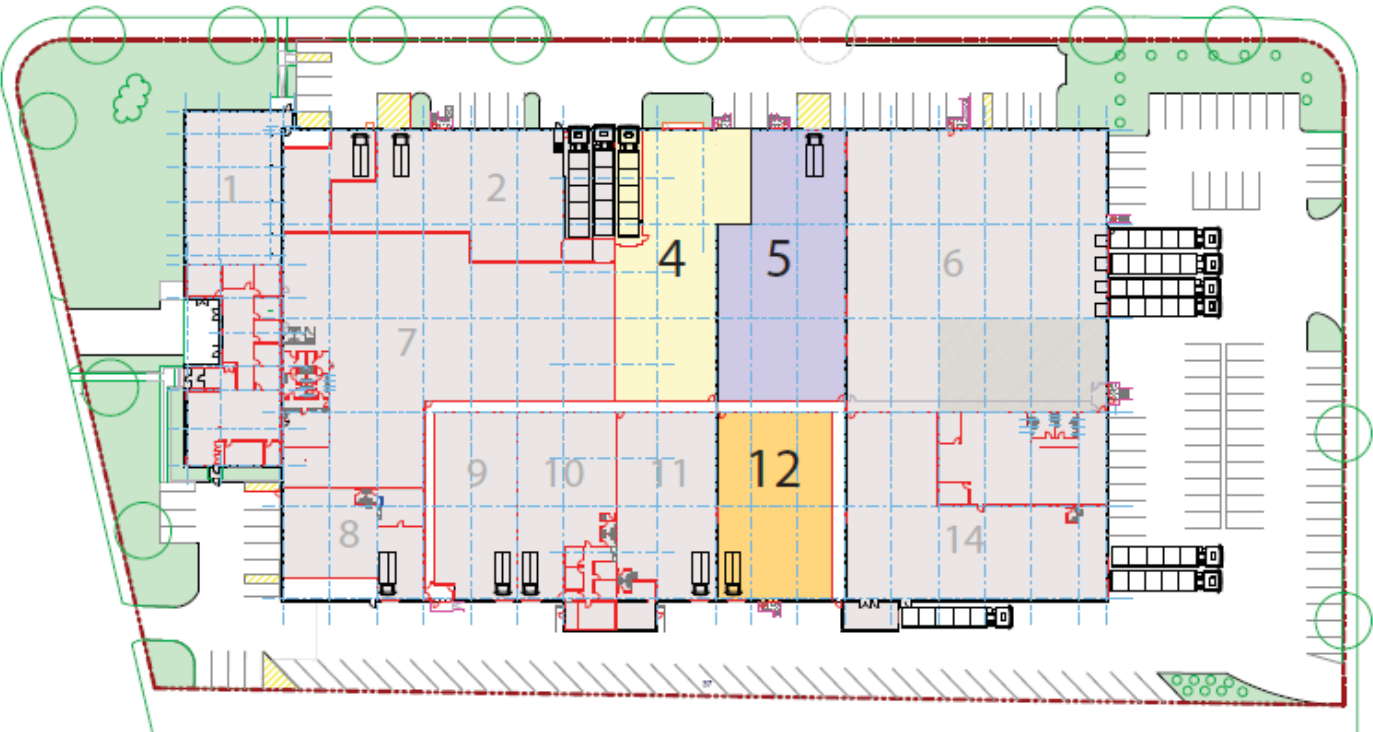
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## Availabilities

4	9,192±		1 Tailgate / Whse Ceiling Height 18'
5	9,424±		1 Drive-in / Whse Ceiling Height 18'
12	6,508±		1 Drive-in / Whse Ceiling Height 18'

Diamond Road

Fadem Road



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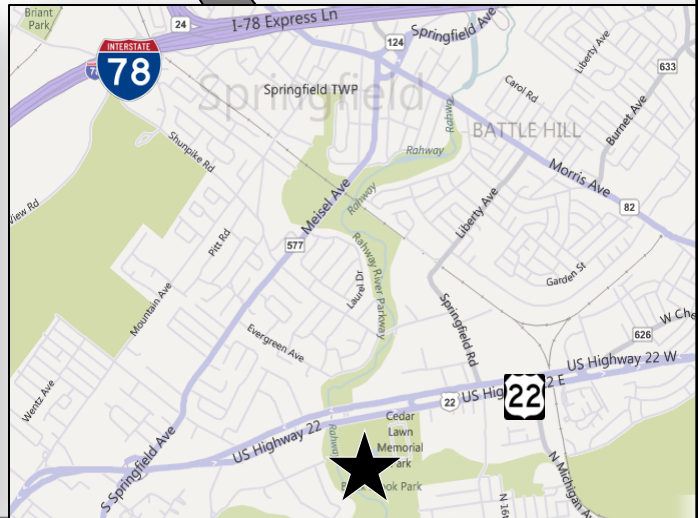
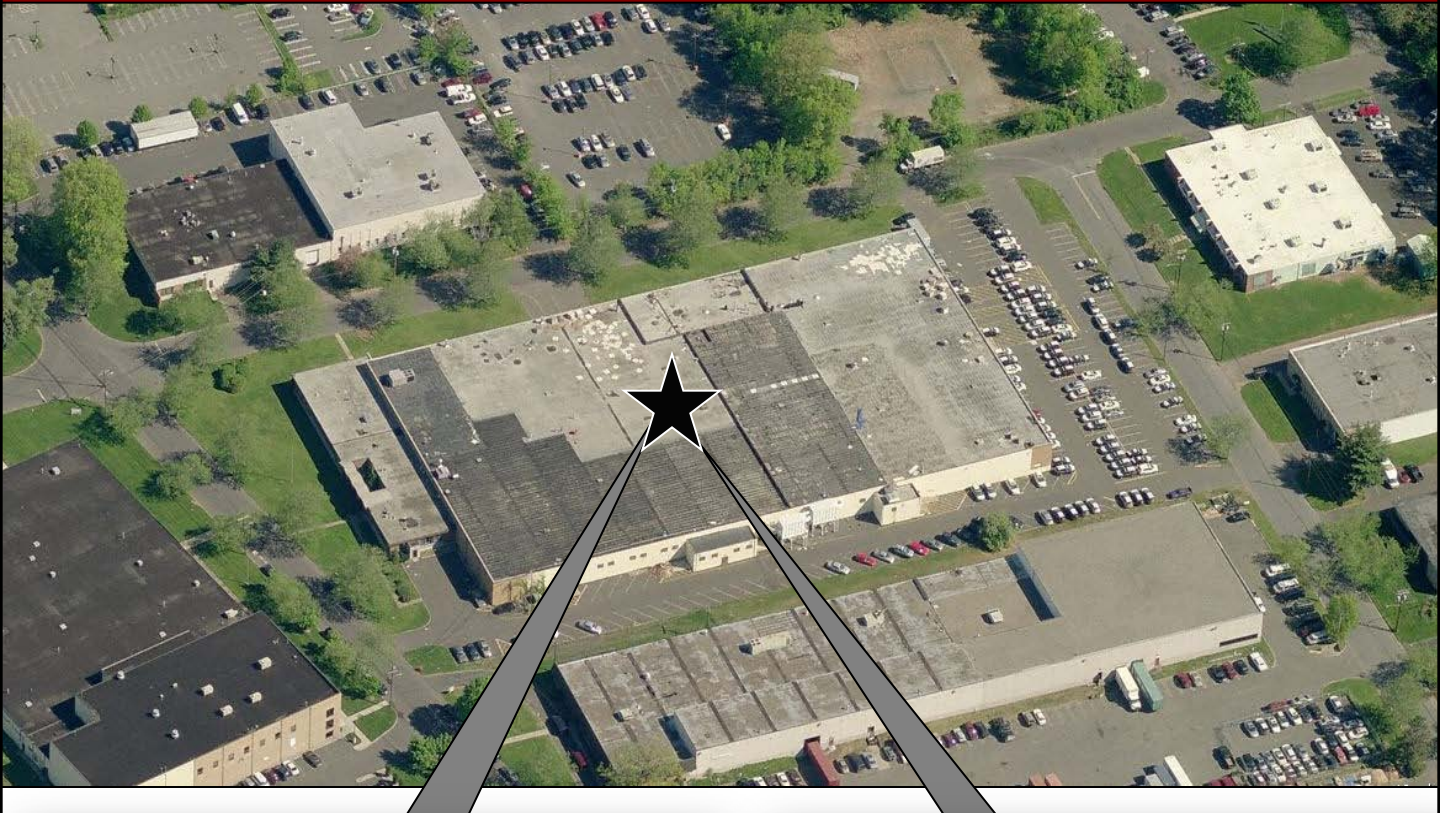
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## Aerial Map



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