

# 1

**BROAD AVENUE  
FAIRVIEW, NJ**

**12,550 sq. ft.**

**5,320 sq. ft.**

Close proximity  
to Route 46, I-80, I-95  
& The New Jersey Turnpike.

**SESSION**  
REAL ESTATE

**CBRE**



# 1

BROAD AVENUE  
FAIRVIEW, NJ



69,202 SF  
TOTAL BUILDING SIZE



2.72  
ACRES

## UNIT 1

### AVAILABLE

12,550 SF

### OFFICE

1,200 SF

### CEILING HEIGHT

14'6"

### COLUMN SPACING

None

### DOCK DOORS

4 (SHARED)  
WITH POTENTIAL TO ACCESS  
4 ADDITIONAL (SHARED) DOCKS

### SPRINKLER

WET

### POWER

200 amps, 3 phase

### PARKING

IN COMMON

### DATE AVAILABLE

June 1, 2022

## UNIT 6B

### AVAILABLE

5,320 SF

### OFFICE

NONE

### CEILING HEIGHT

14'6"

### COLUMN SPACING

None

### DOCK DOORS

4 (SHARED)  
WITH POTENTIAL TO ACCESS  
4 ADDITIONAL (SHARED) DOCKS

### SPRINKLER

WET

### POWER

200 amps, 3 phase

### PARKING

IN COMMON

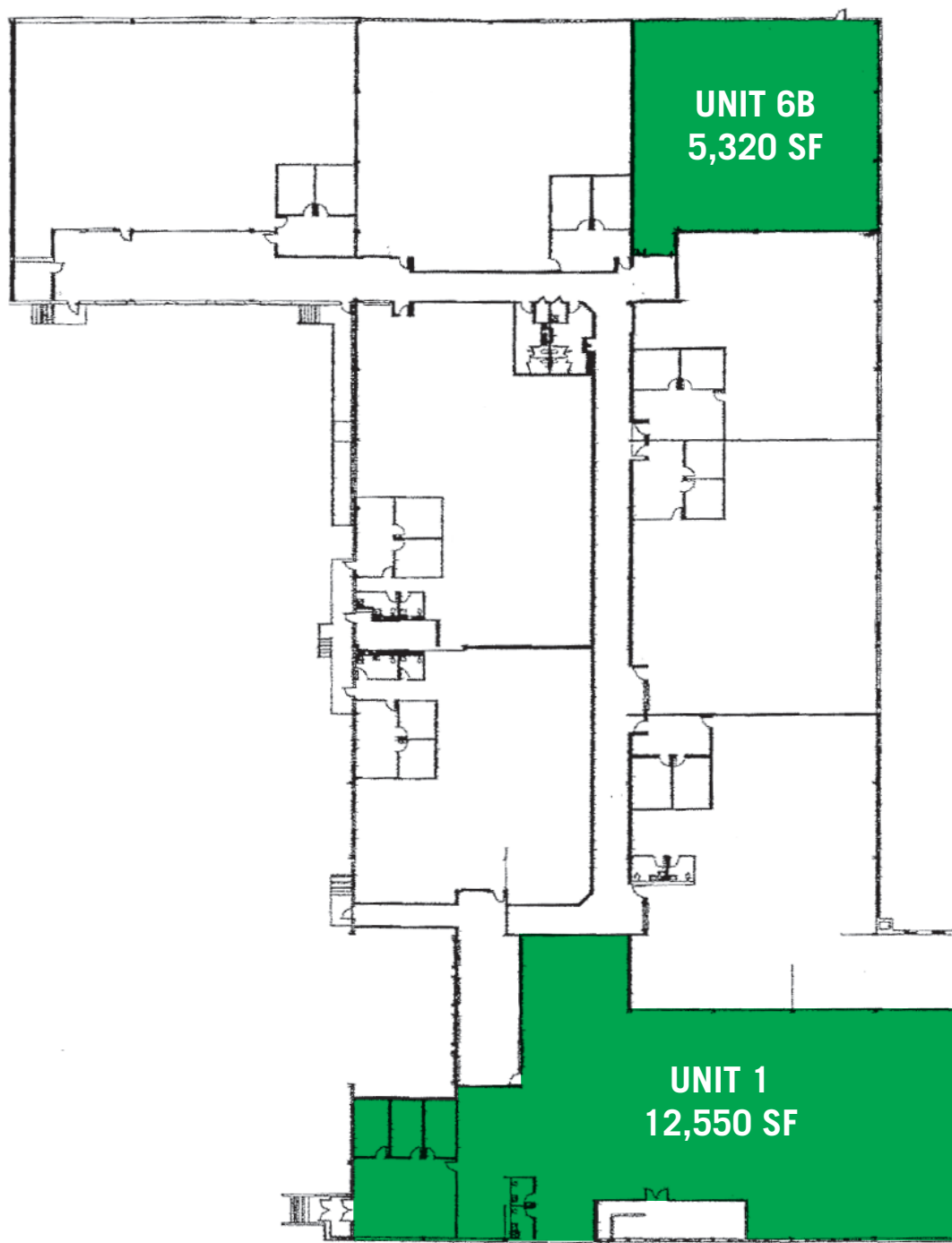
### DATE AVAILABLE

June 1, 2022



# 1

**BROAD AVENUE**  
FAIRVIEW, NJ

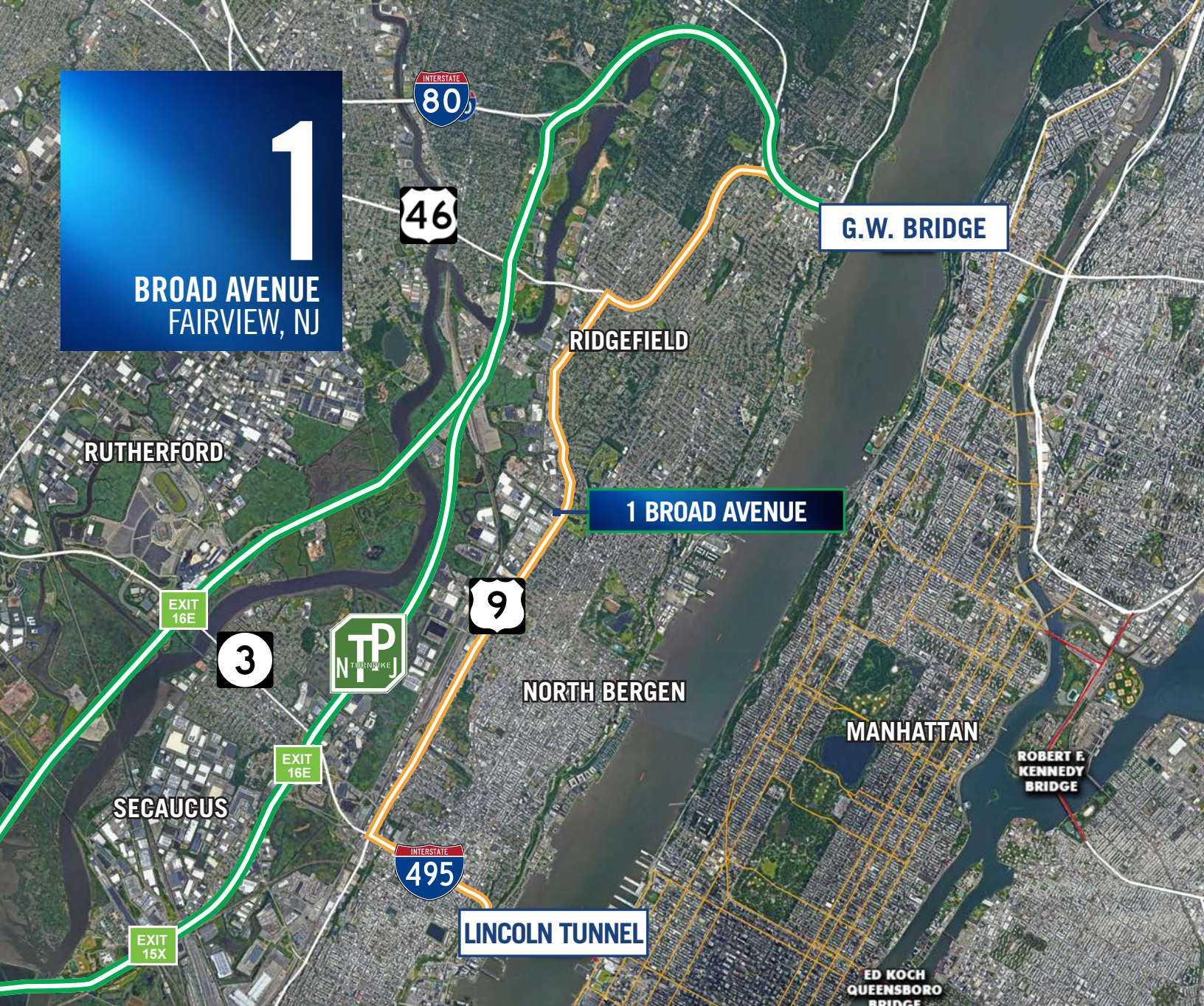


**BROAD AVENUE**



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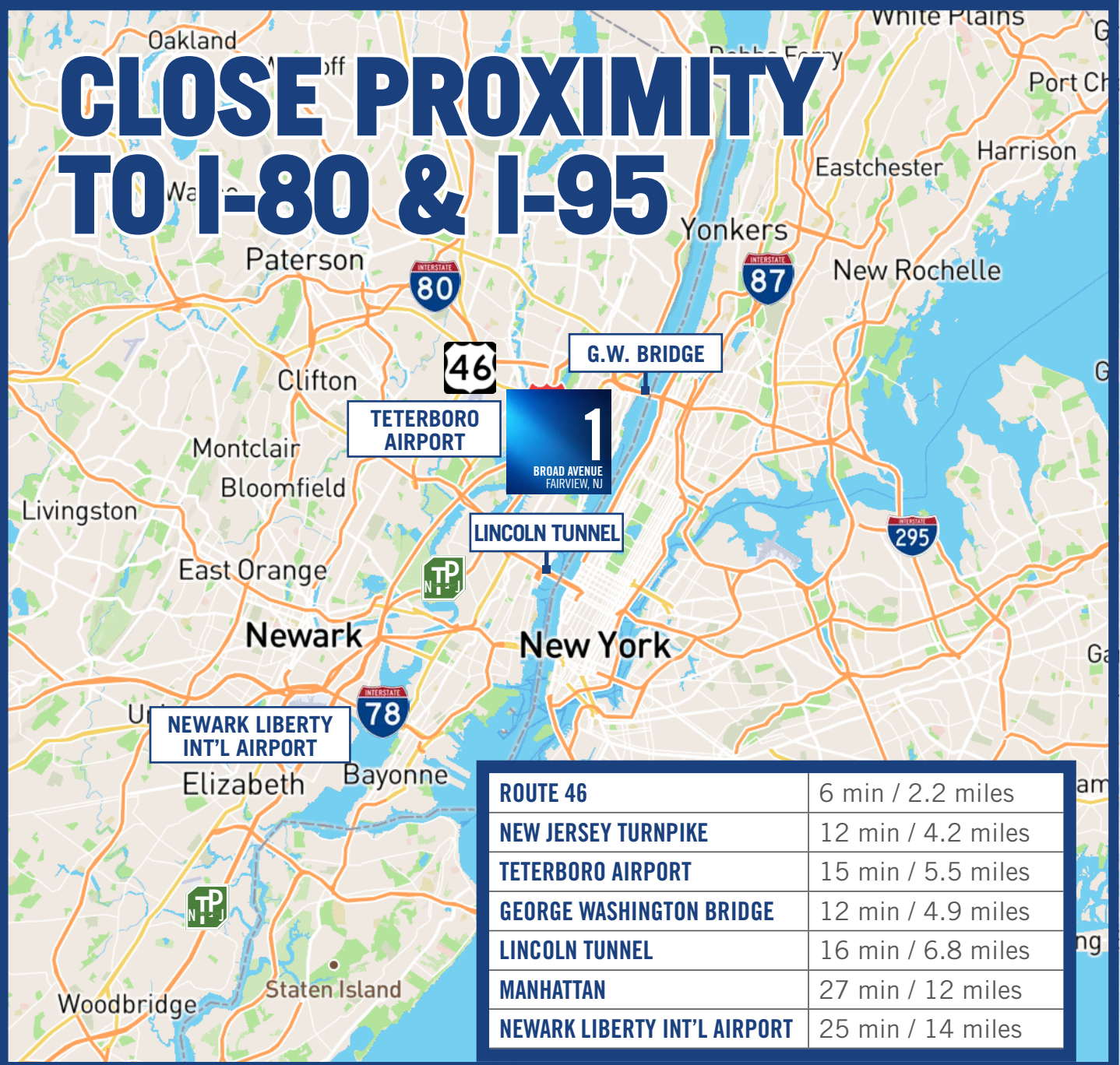
BROAD AVENUE  
FAIRVIEW, NJ



MINUTES TO MANHATTAN



# CLOSE PROXIMITY TO I-80 & I-95



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