

60 East
US Highway 46
FAIRFIELD, NEW JERSEY

±39,304 SF
OFFICE/FLEX FOR SALE



Property Features

- ±39,304 SF total building area
- Two (2) tailgates
- One (1) drive-in
- 22' ceilings (warehouse)
- Power: 265/460v, 3-phase, 4-wire, 600 amps
- Frontage on US Highway 46
- Two-story building allows separation of office and warehouse components
- Excellent visibility & signage opportunity
- Generous surface parking allows for 132 cars
- Convenient ingress/egress to major roads & highways
- Zoned HD - Highway Development
- Flex building is suitable for office, light industrial, showroom, or distribution use

FOR MORE INFORMATION

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PROPERTY OVERVIEW



Property Description

Premium ±39,304 square foot, Class B flex property offers a rare opportunity for owner-users or investors. With dual functionality — combining office, light industrial or distribution capabilities — this building delivers versatility, visibility and excellent access. The property is well-suited for companies seeking to consolidate functions or grow operations in a prime Northern New Jersey location.

Zoning Overview

Located within Fairfield's Highway Development Zone (HD), the property benefits from a wide range of permitted uses including office, retail, warehousing, wholesale, and service-oriented businesses. This versatile designation makes this an ideal property for companies seeking space that can accommodate corporate offices, showrooms, distribution, or a mix of flex uses.

Location Description

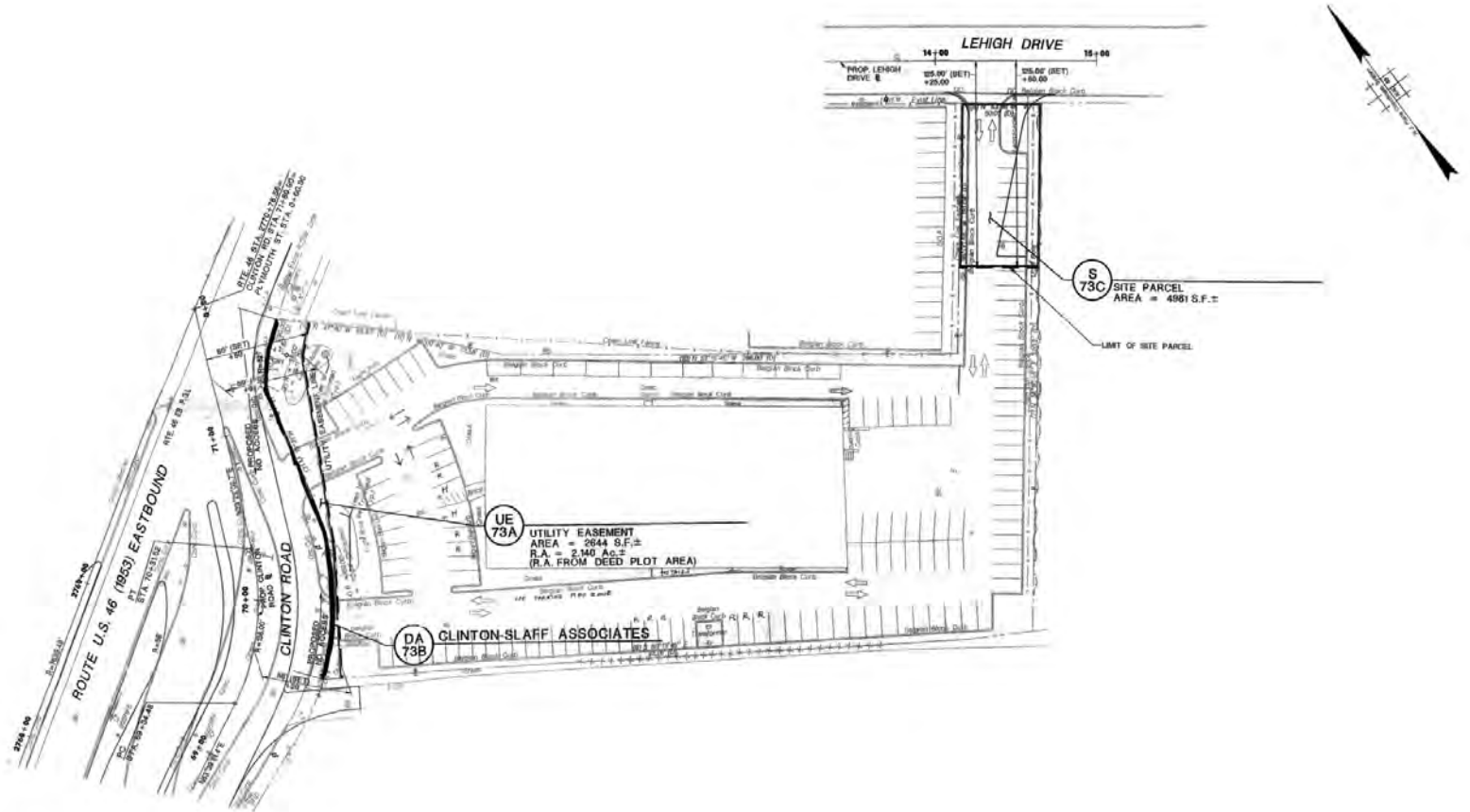
Strategically positioned with frontage on US Highway 46 and nestled in the heart of Fairfield, this ideal flex building is minutes from key transportation arteries. US Highway 46 provides immediate east-west connectivity, while nearby roads and highways allow easy access into Bergen County, Essex County, and broader northern New Jersey. The property benefits from proximity to major markets, suppliers, and workforce pools.

Easy access to public transportation for employees. For businesses, faster deliveries, and improved exposure. For investors, the location's demand for flex / industrial / office hybrid spaces means strong leasing potential and stable value growth.

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PROPERTY SURVEY



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PLAN 1ST FLOOR

TENANT LEGEND

- PRISMATIC 5,575 SF
- CARUSO SMITH PICINI 10,528 SF
- SHARED



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PLAN 2ND FLOOR

TENANT LEGEND

PRISMATIC	3,119 SF
CARUSO SMITCH PICINI	3,458 SF
RESIDENTIAL HOME FUNDING	1,278 SF
DRAUCIKAS LAW	1,089 SF
TENANT 1	4,347 SF
TENANT 2	702 SF
SHARED	
OPEN TO BELOW	



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PROPERTY PHOTOS



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PROPERTY PHOTOS

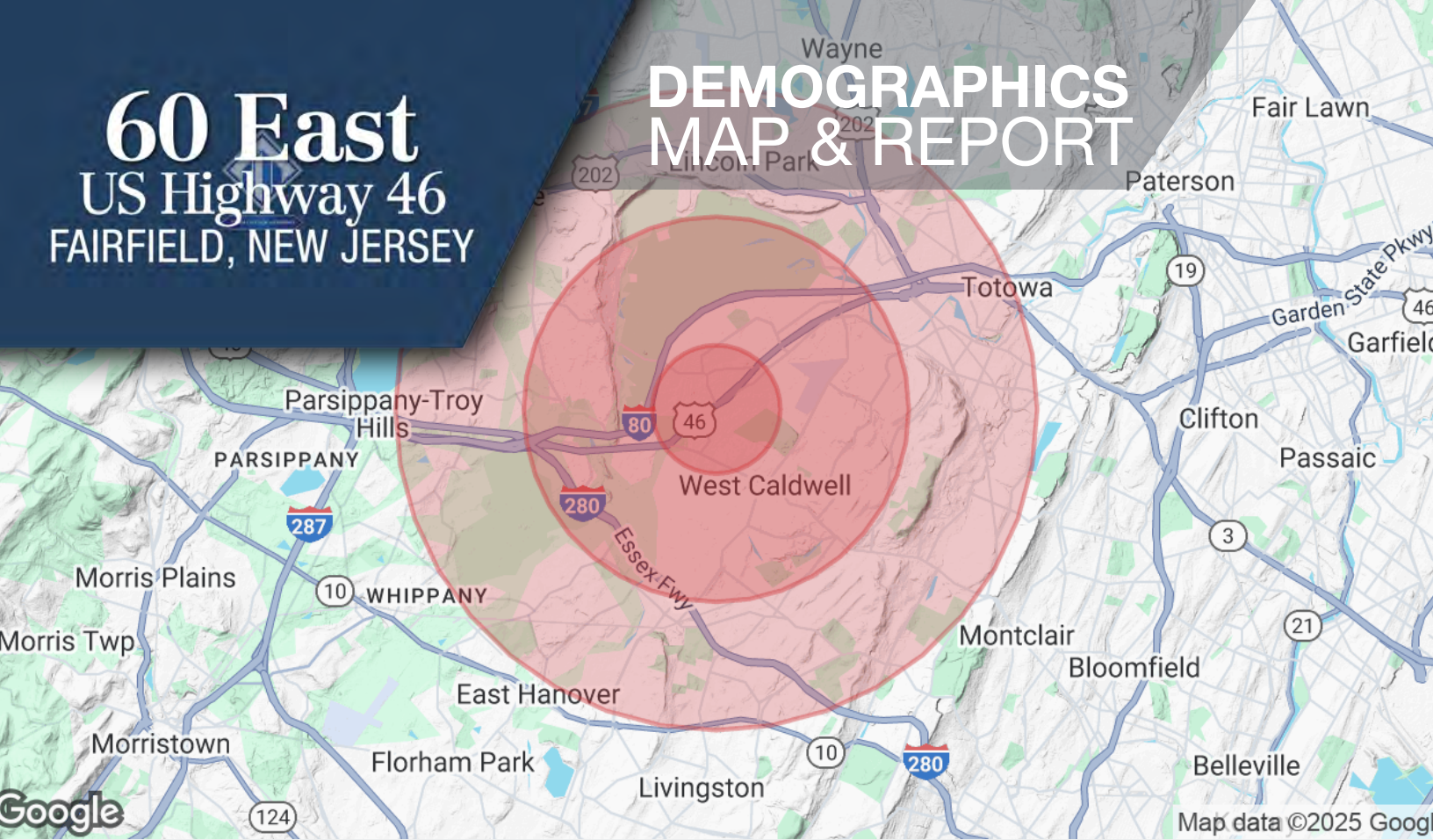


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DEMOGRAPHICS MAP & REPORT



Population

	1 Mile	3 Miles	5 Miles
Total Population	2,492	43,682	163,537
Average Age	44	43	43
Average Age (Male)	43	42	42
Average Age (Female)	45	44	44

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	899	16,197	60,358
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$164,546	\$192,840	\$189,451
Average House Value	\$684,073	\$733,609	\$698,415

Demographics data derived from AlphaMap