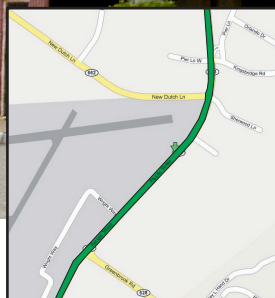


# Lease

204 Passaic Ave, Fairfield, NJ

**4,885± sq ft**  
**warehouse plus office**



#### About Saddleback Real Estate Developers:

**Saddleback Real Estate Developers**  
23 Kulick Road  
Fairfield, NJ 07004  
Phone: 973-227-3333  
Fax: 973-767-1303

X 303 for Sal Frassetto  
Cell: 201-673-6001  
SFrassetto@SaddlebackNJ.com

X 302 for Terry Frassetto  
TFrassetto@SaddlebackNJ.com

X 309 for Carmine Marabello  
Cell: 201-914-9131  
CMarabello@SaddlebackNJ.com

Saddleback Real Estate Developers specializes in industrial properties throughout the state of New Jersey. As a prominent commercial real estate development firm, owners Salvatore Frassetto and Terry Frassetto collectively provide more than 80 years of expertise in the New Jersey marketplace. Saddleback owns and manages over 20 industrial properties and has developed more than 20 million square feet of real estate. Saddleback specializes in revitalizing and repositioning distressed properties while offering quick and streamlined closings.

Saddleback takes pride in New Jersey and in projects both large and small and is currently looking for new properties of all types to add to their portfolio. Contact us to discuss commercial real estate

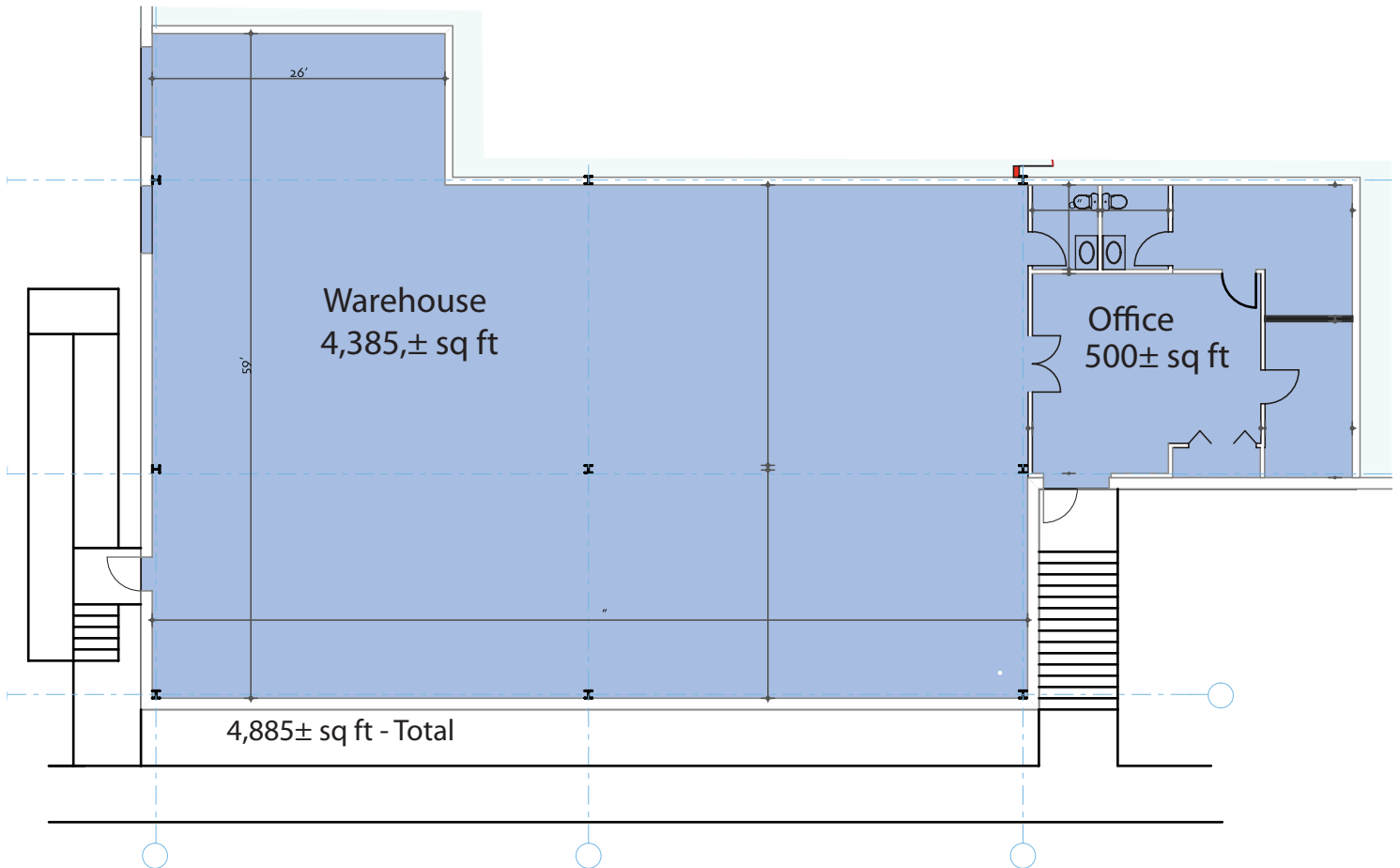
Visit Saddleback Real Estate Developers at [www.SaddlebackNJ.com](http://www.SaddlebackNJ.com).



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## Specs

**Ceiling Heights: 22' clear**

**Loading: tailboard**

**Power: 200@480/277**

**Zoning: L1, Light Industrial**

**Parking: Ample**

**Sprinklers: 100% Wet**

**Utilities: City Water, Sewer, Gas**