

# Lease

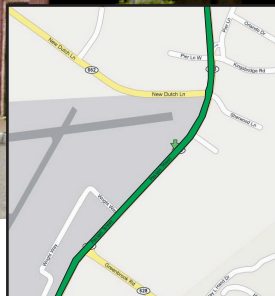
204 Passaic Ave, Fairfield, NJ



**SADDLEBACK**  
REAL ESTATE  
DEVELOPERS

**12,535± sq ft**

**100% Air Conditioned**



#### About Saddleback Real Estate Developers:

**Saddleback Real Estate Developers**  
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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.

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

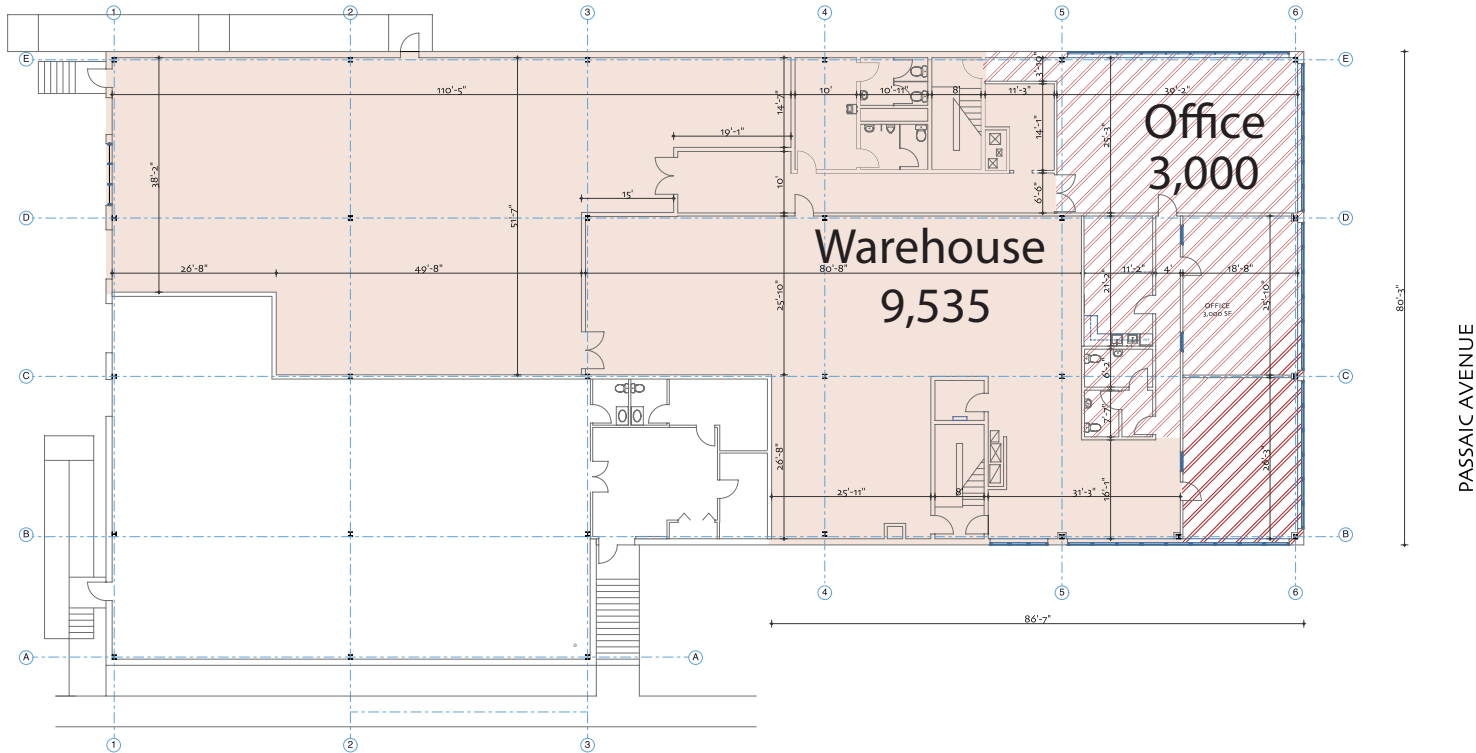


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## Specs

**Ceiling Heights: 22' clear**

**Loading: 2 tailboards. 1 Drive-in**

**Power: 200@480/277**

**Zoning: L1, Light Industrial**

**Parking: Ample**

**Sprinklers: 100% Wet**

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