



LEASE

22 Audrey Place, Fairfield, NJ

22,000± sq ft - **will divide**

Unit 1: 12,810± sq ft

Unit 2: 9,190± sq ft



Fully Air Conditioned Office and Warehouse

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

About Saddleback Real Estate Developers:

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.



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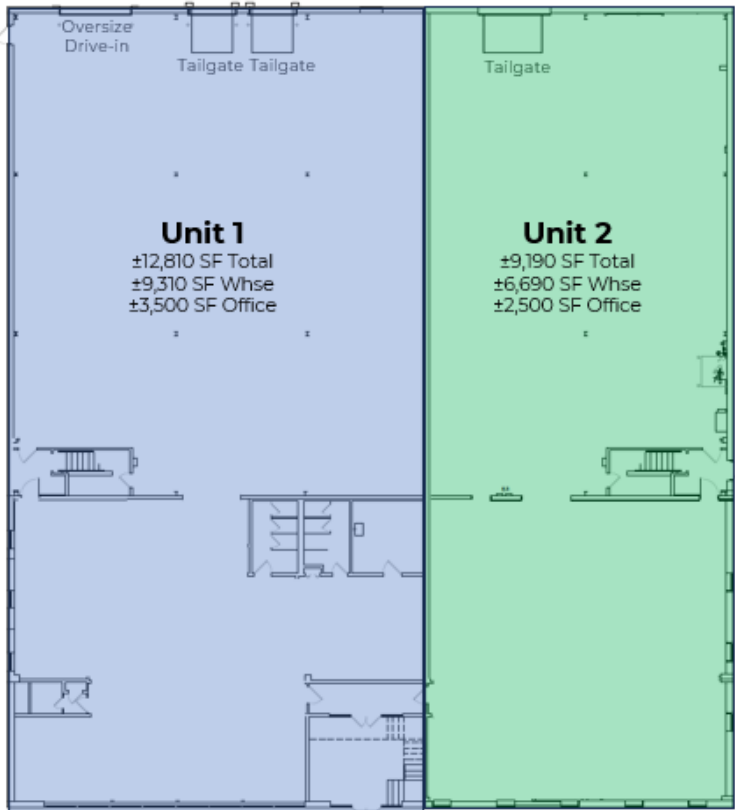
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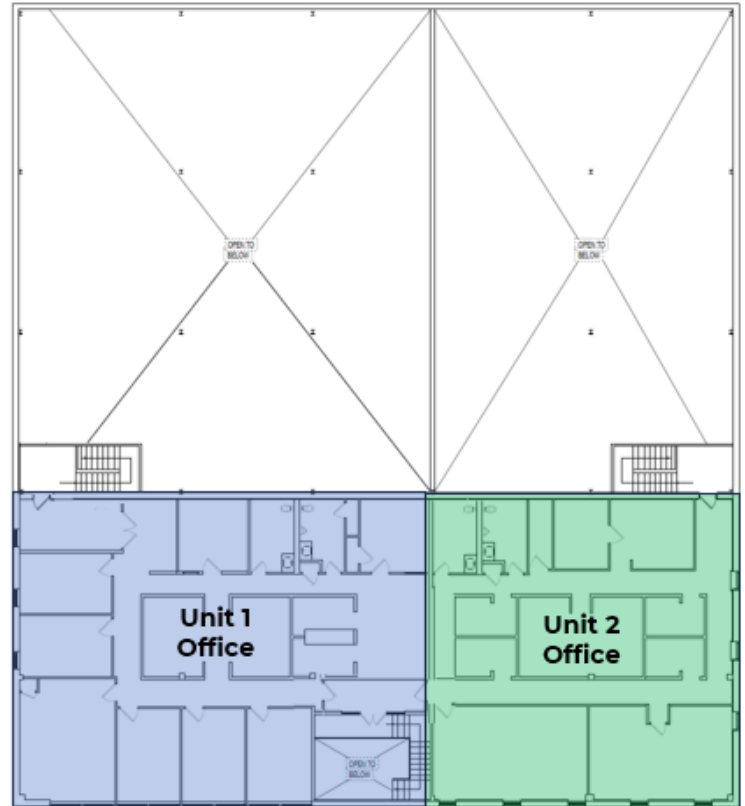
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1st Floor



2nd Floor



| Space Breakdown | FULL BUILDING | UNIT 1 | UNIT 2 |
|-----------------------|-----------------|-----------------|-----------------|
| Unit Size | ±22,000 | ±12,810 | 9,190 |
| Warehouse (SF) | ±16,000 | ±9,310 SF | ±6,690 |
| Office (SF) | ±6,000 | ±3,500 | ±2,500 |
| Ceiling Height | 22' | 22' | 22' |
| Loading Docks | 3 | 2 | 1 |
| Drive-ins | 1 | 1 | 0 |
| Power | 800A @ 208V, 3P | 400A @ 208V, 3P | 400A @ 208V, 3P |

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