

11 Fadem Rd, Springfield, NJ 07081

Ask me anything... 

\$16/SF/YR**\$1.33/SF/MO****Flex Space with Garage Door + Parking****Industrial | Single tenant | 8,450 SqFt**

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Listing Added: 09/26/2025

Listing Updated: 01/07/2026

**Building Details**

Property Type	Industrial	Subtype	Flex, Warehouse
Tenancy	Single	Loading Docks	0
Drive Ins	1	Zoning	I-40



Building Description

Property Features

- **8,450 SF** of versatile flex space
- Zoned **I-40 (Warehouse/Retail/Flex)** for multiple uses
- **16 ft** clear ceiling height
- Dedicated **office** space
- **10' x 10'** drive-in garage door
- **17** on-site parking spaces

Location Advantages

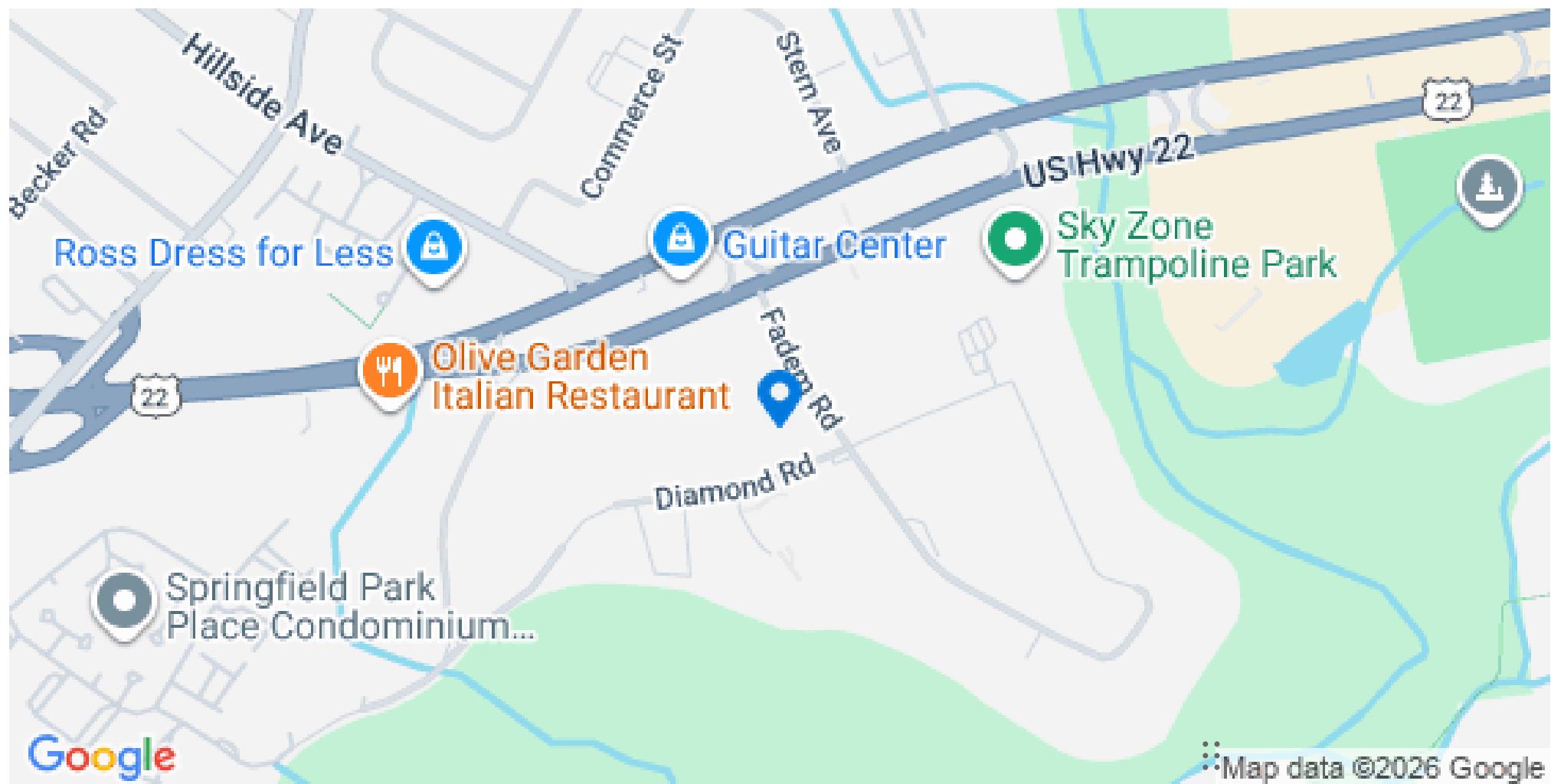
- Immediate access to **I-78, Garden State Parkway, Route 22, Route 24, and I-287**
- Just **10 miles** to Newark Liberty International Airport
- **15 miles** to Port Newark/Elizabeth, a major East Coast shipping hub
- **20 miles** from Manhattan for quick access to NYC metro market
- Centrally located in **Union County**, ideal for servicing NJ, NY, and PA
- **Easy-to-access** site near major roads with strong visibility
- Surrounded by an established **industrial and commercial corridor**
- Access to a **large local workforce**



Building Highlights

1. 8,450 SF flex space with 16 ft ceilings, dedicated office area, and a 10' x 10' drive-in garage door.
2. Zoned I-40 (Warehouse/Retail/Flex), offering versatility for distribution, retail, or light industrial use.
3. 17 on-site parking spaces with easy site access for staff, visitors, and deliveries.
4. Prime Union County location with immediate access to I-78, GSP, Route 22, Route 24, and I-287.
5. Just 10 miles to Newark Airport, 15 miles to Port Newark/Elizabeth, and 20 miles to Manhattan for unmatched regional connectivity.

Building Location (1 Location)



Details

Listing Type	Direct	RSF	8,450 SF
USF	8,450 SF	Office Available	1,000 SF
Parking	17 Spots	Rate (Per SF)	\$16 / SF / YR
Lease Type	NNN	Days on Market	103 days

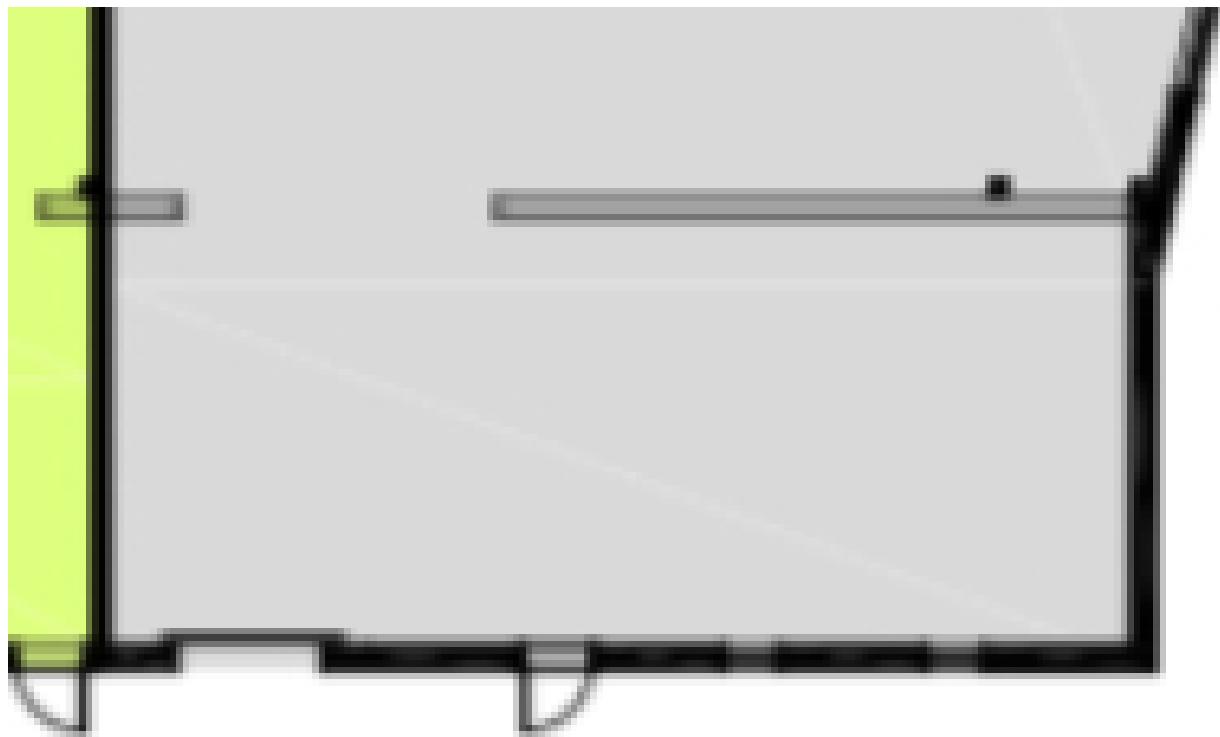


Floorplan



UNIT #5

8,405 WAREHOUSE SF



Property Photos (2 photos)

