

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



James Chiarello
NJ 0457873
609.864.5766

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

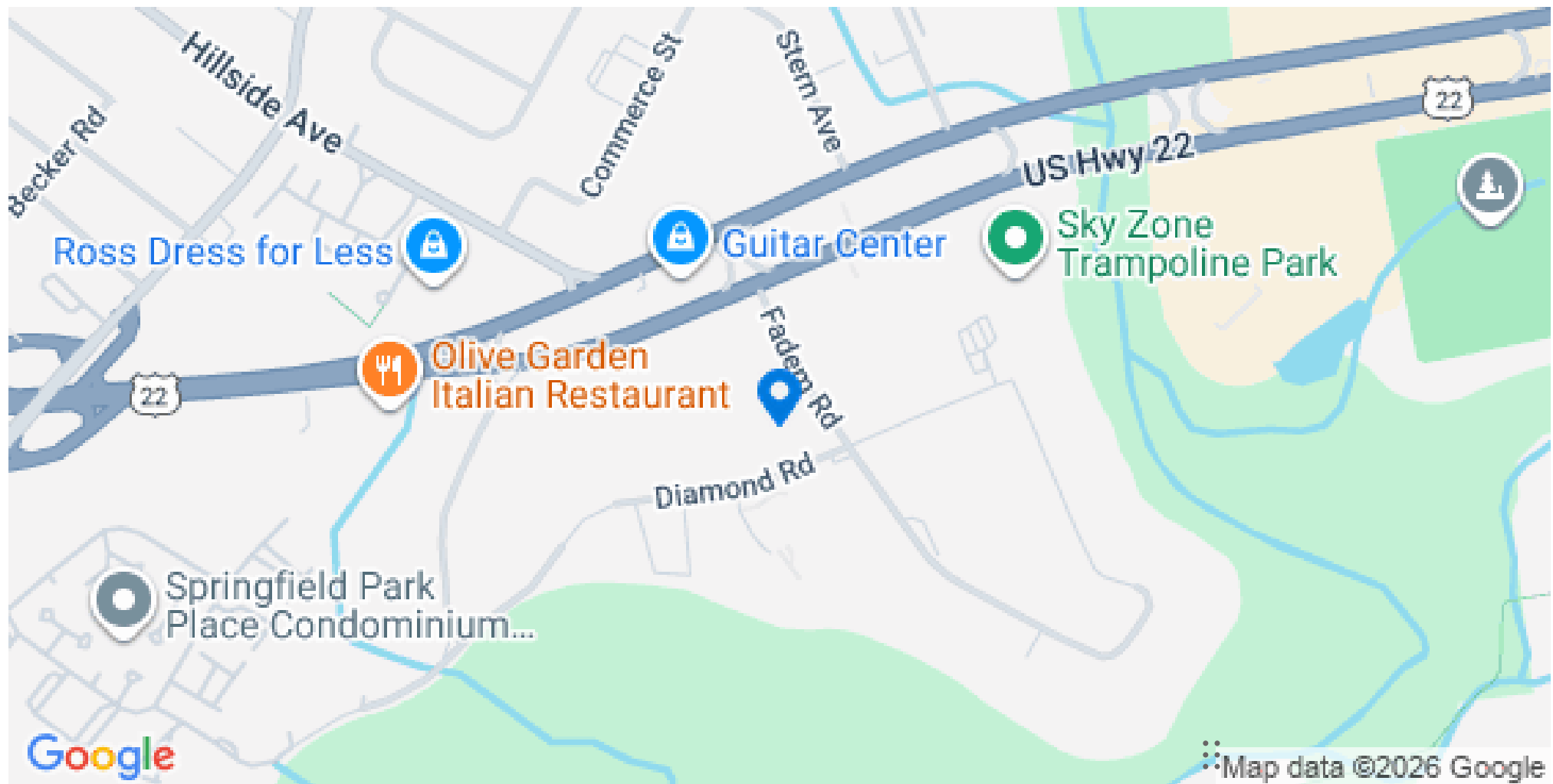
- Immediate access to I-78, Garden State Parkway, Route 22, Route 24, and I-287
- Just 10 miles to Newark Liberty International Airport
- 15 miles to Port Newark/Elizabeth, a major East Coast shipping hub
- 20 miles from Manhattan for quick access to NYC metro market
- Centrally located in Union County, 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)



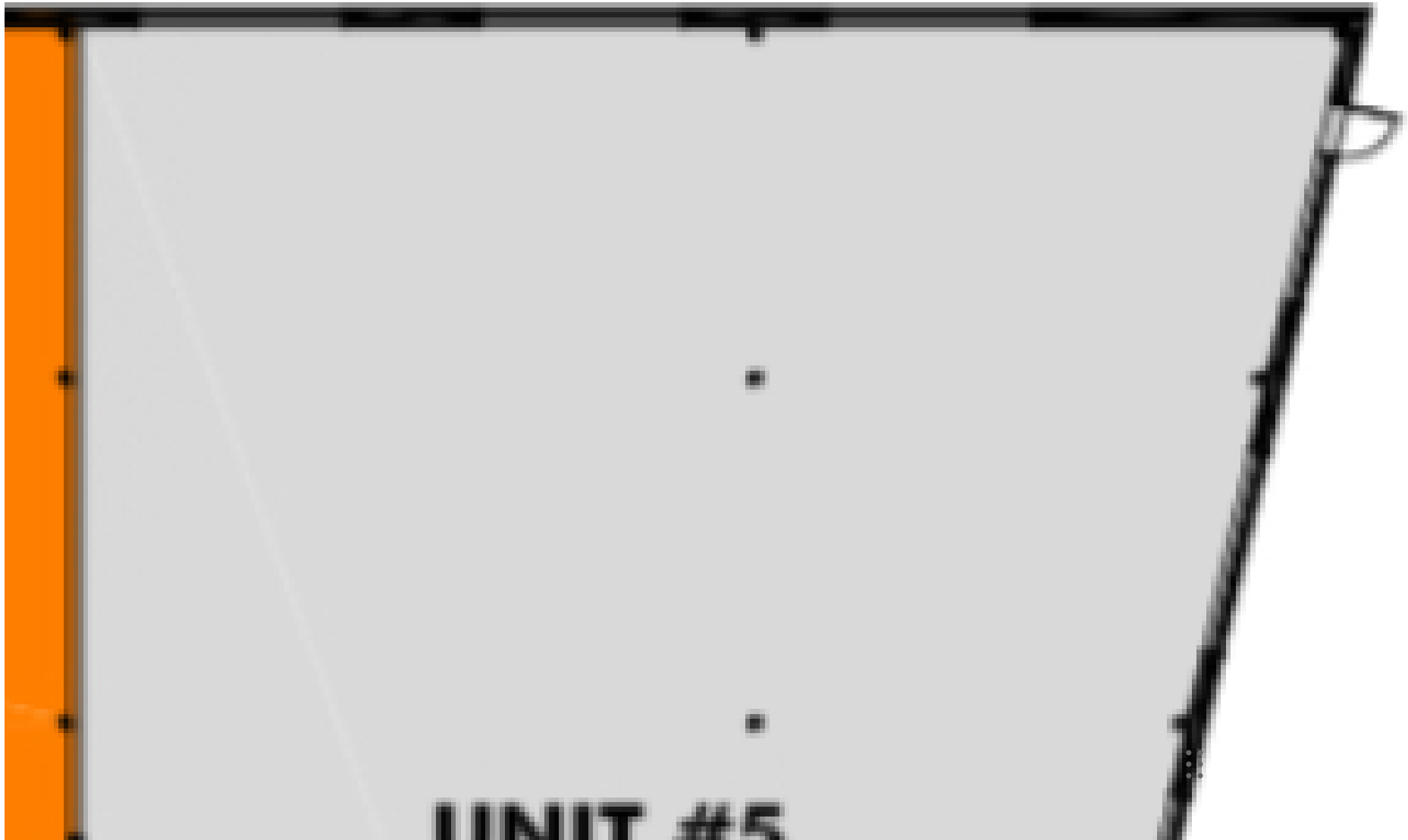
Details

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









Property Photos (2 photos)

