



GENERAL INFORMATION

212 Passaic Ave Warehouse

Fairfield, NJ

22,000 SF, 34' Clear Span

One Story Facility

New Construction

Comp Date November 2025

BUILDING HIGHLIGHTS

Site Clearing

Earthwork & Grading

Water, Storm & Sewer Utilities

Storm Detention System

Storm Detention Basins

Pre-Cast Structural Concrete Wall
Panel

Structural Steel

Aluminum Canopies

TPO Fully Adhered Roof

Hydraulic Dock Levelers

Roof Skylights

Custom Overhead Doors

ESFR Sprinkler System w/diesel
pump

800 AMP 3 Phase Electric



22,000 SF New Facility

NCC partnered with Allaire Development on the development and construction of this new 22,000 SF warehouse facility. The building includes state of the art MEP systems including a full diesel sprinkler pump. This new building is now the highest commercial building in the heart of Fairfield, NJ.

The new 22,000 SF facility is designed for rack storage but can be multi-faceted with the specific design of insulated concrete wall panels fabricated and installed by Fabcon. Building was designed for multiple tenants.

Construction of the new state of the art facility commenced in the second quarter of 2025 and is slated for completion in November 2025. With the unique setting across from Essex County Airport, NCC navigated construction coordinating with local code officials and the FAA.

With its logistics friendly location in the heart of Fairfield, minutes from Interstate Route 80 and other heavily transited highways this



specific location will make transport and logistics to any part of the tri-state area very easy.

