



Lease

**300 McGaw Drive, Edison, NJ
Raritan Center**

25,350± sq ft

**16,500± sq ft warehouse
8,850± sq ft 2nd floor Office**



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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.



Lease

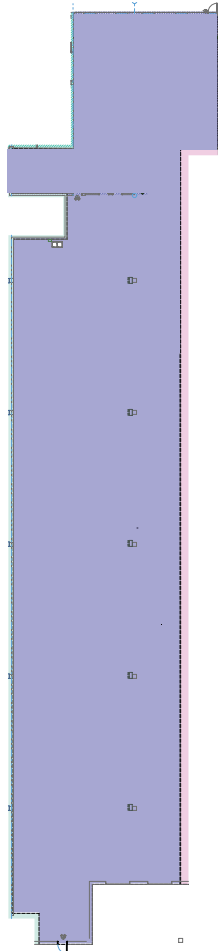
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FLEXIBLE OPTIONS

Option 1 - 25,350± sq ft
warehouse + 2nd floor office

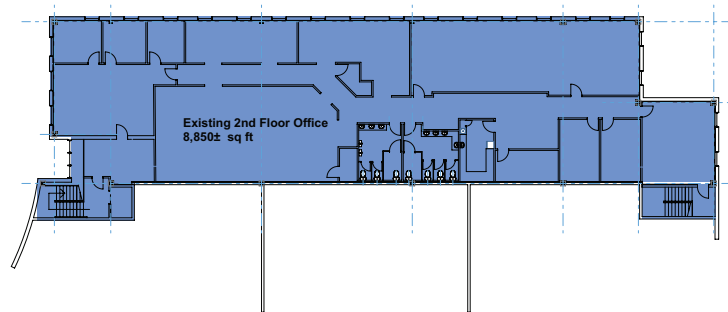
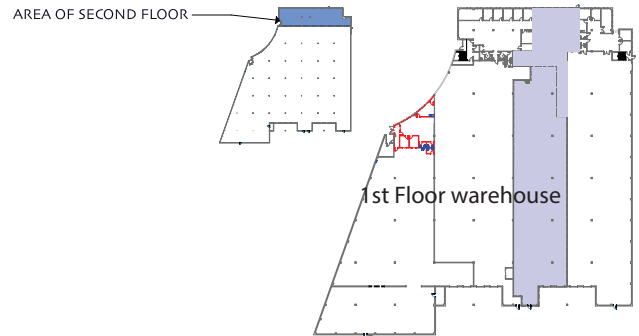
Option 2 - 16,500± sq ft
1st floor warehouse
(with or without 1st floor office)

Option 3 - 8,850± sq ft
2nd floor office only



25,350± sq ft

16,500± sq ft warehouse
8,850± sq ft 2nd floor Office



Specs

Structural: Steel and Masonry

Zoning: Industrial

Parking: Ample

Sprinklers: 100% Wet

Utilities: City Water, Sewer, Gas