



For Sale-Investment

700 Grand Ave, Hackettstown, NJ

39,000± sq ft / 12 Fully Renovated Units



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 bring more than 80 years of expertise in the New Jersey marketplace. Saddleback owns and manages more than 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 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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Investment Highlights

- Professional Triple Net Leases in place for all Tenants
- Low maintenance
- Minimal management costs
- Newly installed building systems with warranties
- Smaller size, in-demand units with diversified income
- Flexible zoning permits warehousing, manufacturing, R&D, office, recreation and more
- Business friendly municipality

Total Size (SF)	±39,000
Lot Size	4.2 Acres
Parking Spaces	71
Zoning	Limited Manufacturing (LM)
Units	12
Drive-in Doors Loading Docks	11 1
Ceiling Height Range	10'-14'

Renovations Include

- Parking Lot
- Roofs
- Landscaping
- Brick Façade & Exteriors
- Leaders and Stormwater system
- Utilities
- HVAC Systems
- Insulation
- Electrical
- LED Lighting (inside and outside)
- Windows
- Loading Doors
- Elevator
- Office buildouts
- Plumbing upgrades
- Restrooms
- Epoxy Floors



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