



For Lease

700 Grand Ave, Hackettstown, NJ

6,300± sq ft Total / Unit 1 - 3,200± sq ft

Unit 2 - 3,100± sq ft

**PRICE
REDUCED**



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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 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.



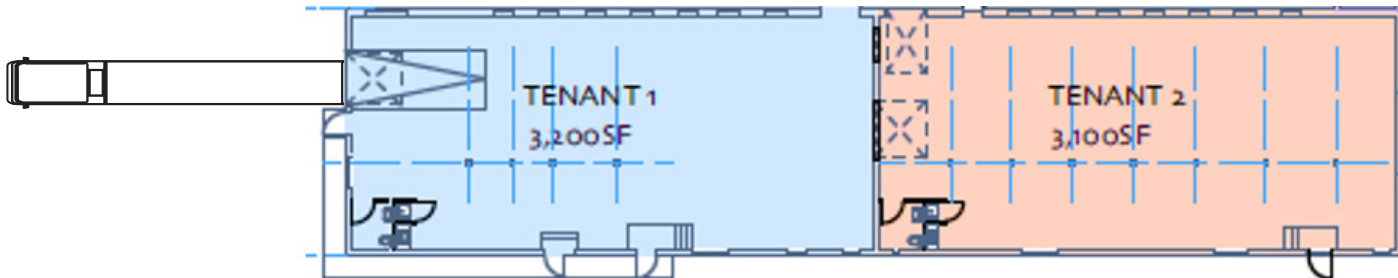
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Recently renovated Industrial/Flex spaces available in Hackettstown location with nearby access to Routes 46, 80 and 57. These two adjacent units can be leased together or independently and feature 12'-14' ceiling height, epoxy floors, tailgate and drive-in loading, warehouse/office heat & ac, and finished office space.

AVAILABILITY DETAILS			
	Unit 1&2	Unit 1	Unit 2
Total Unit Size (SF)	±6,300	±3,200	±3,100
Warehouse (SF)	±4,800	±2,450	±2,350
Office (SF)	±1,500	±750	±750
Ceiling Height ±	12' - 14'	12' - 14'	12' - 14'
Loading Docks	1	1	--
Drive-in Doors	1	--	1
Asking Rent	\$15.00 NNN	\$15.00 NNN	\$15.00 NNN
Est. Operating Expenses	\$4.30	\$4.30	\$4.30



Unit 1
±3,200 SF

Unit 2
±3,100 SF



No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

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