



SADDLEBACK
REAL ESTATE
DEVELOPERS

Coming Soon

New Construction

93 Route 31
Washington, NJ

Sale or Lease

75,000± sq ft

Ceiling Height 32' Clear

SALE - \$22,500,000.00

LEASE - \$17.95 NNN

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.

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.

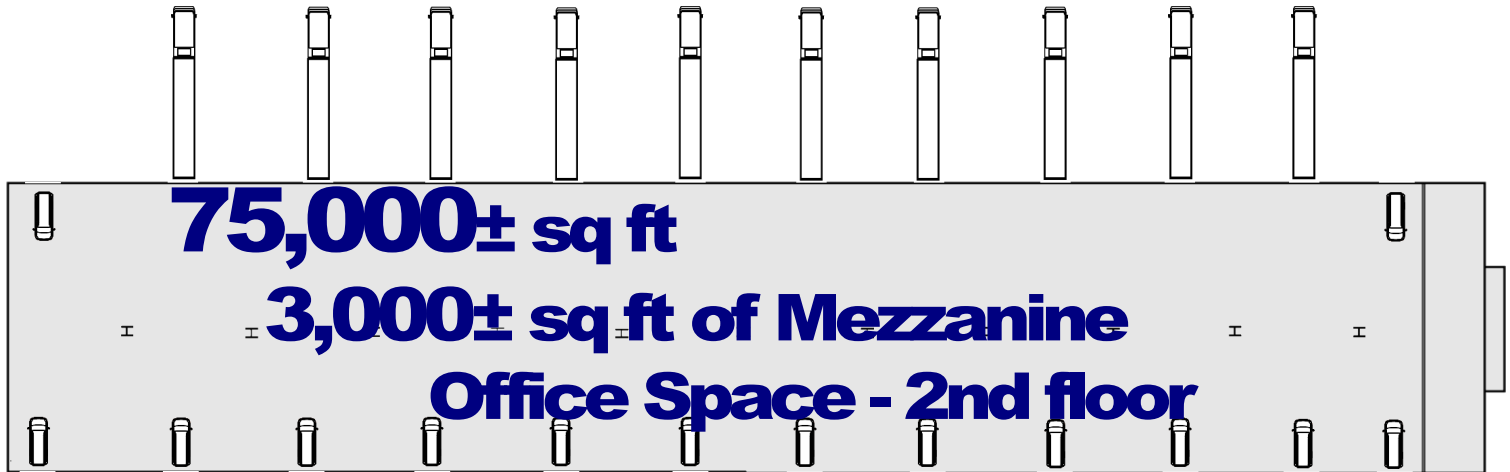
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93 Route 31, Washington, NJ

Ceiling Height 32' Clear



AVAILABILITY DETAILS

Total Building Size SF	±75,000 SF
Warehouse SF	±72,000 SF
Office	±3,000 SF Mezz
Ceiling Height ±	32' Clear
Loading Docks	18
Power	3 Phase @ 480V
Sprinkler	ESFR
Car Parking	64 Spaces (plus addtl. 56 banked spaces)
Lot Size	9.336 Acres

Availability Summary

New construction ±75,000 SF Industrial located directly on Route 31 in Washington, NJ. This fully approved site can be purchased with the building completed turnkey OR with all approvals in place and permits filed and purchaser can build.

The building is designed for single user or up to 5 Tenant occupancy. Eighteen loading docks service the building and 64 car parking spaces are planned for the site with an additional 56 spaces in the front lot can be constructed as needed.

The site is located directly on Route 31 and approximately 20 minutes from both Route 78 and Route 80.