

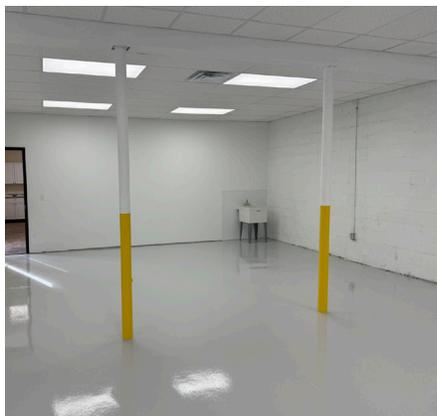
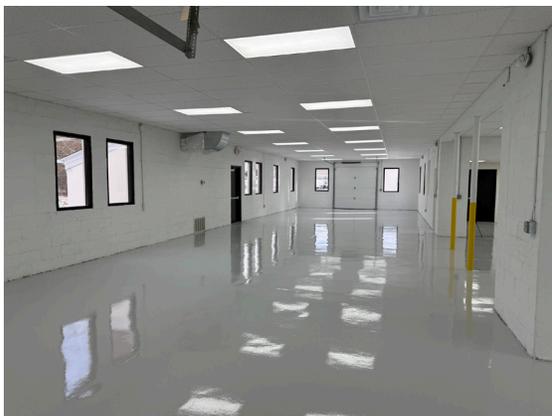


**SADDLEBACK**  
REAL ESTATE  
DEVELOPERS

# SALE OR LEASE

## 305 W Stiger St., Hackettstown, NJ

### 4,400± sq ft



Saddleback Real Estate Developers  
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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](http://www.SaddlebackNJ.com).



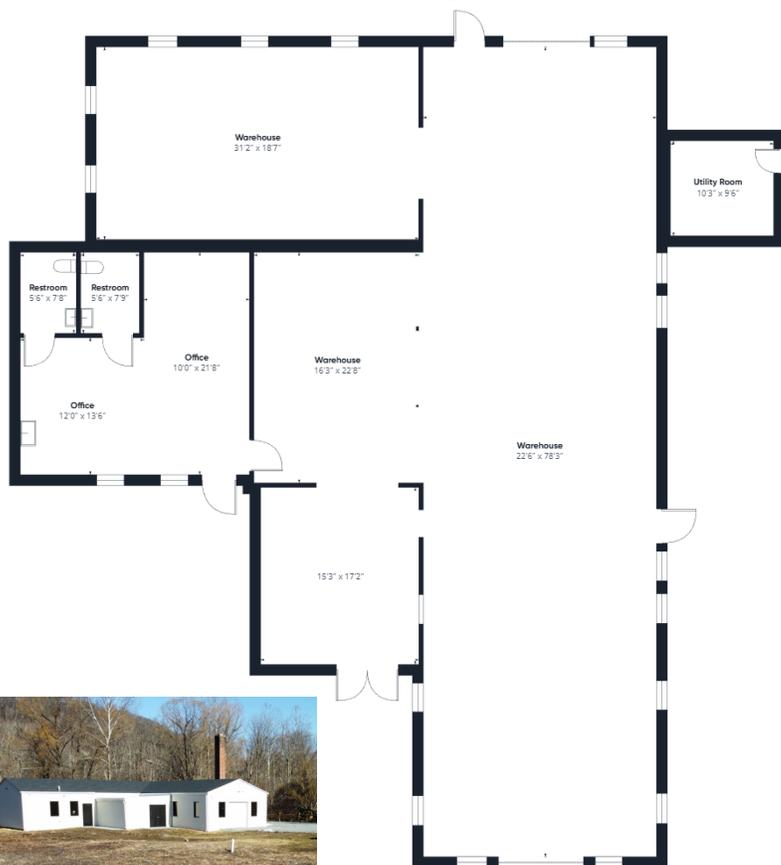
# For Sale or Lease

## Industrial / Flex

305 W Stiger St., Hackettstown, NJ

4,400± sq ft

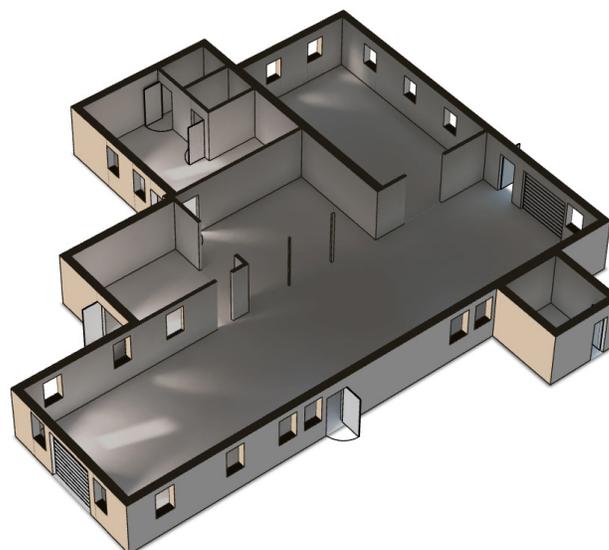
Building 1



Building 2



Building 1(3D)



Property Specifications	
<b>Total Building SF</b>	±4,425
<b>Total Lot Size</b>	±6.12 Acres
<b>Outside Storage Area</b>	Yes
<b>Building 1</b>	±3,900 SF
<b>Building 2</b>	±475 SF
<b>Ceiling Height ±</b>	9' 6"
<b>Drive-in Doors</b>	3
<b>Power Service</b>	200 Amps @ 240V, 3P

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