

Proposed Sale or Lease

**93 Route 31
Washington, NJ**

75,000± sq ft

**SALE
\$75,000,000**

**Permit
Ready**

The property is located on Route 31 South approximately 11 miles from Route 78 and 54 miles from the port of Newark.



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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.

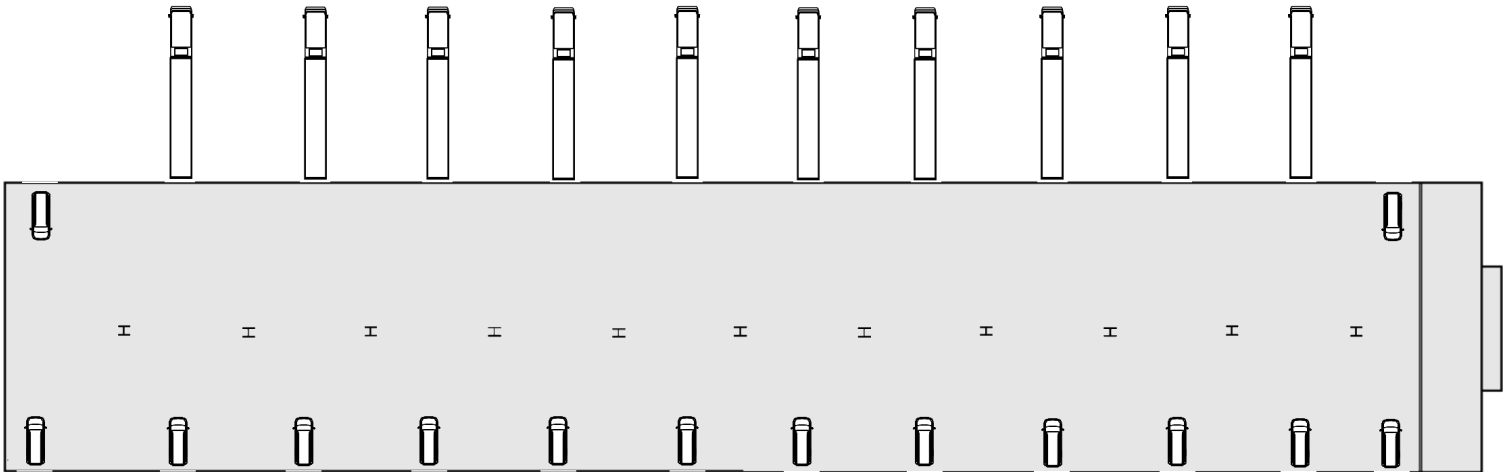
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07-15-26



Proposed For Sale or Lease

**93 Route 31
Washington, NJ**



75,000± sq ft
3,000± sq ft of Mezzanine
Office Space - 2nd floor

Specs

Ceiling Heights: 22' Clear

Loading: 10 Tailboards

Parking: Ample

Sprinklers: 100% Wet

Power to Suit

