

Hackettstown Commerce Center

101 Bilby Road

Hackettstown, NJ



FOR SUBLEASE – Term through 11/30/27

PROPERTY SPECIFICATIONS:

Property Type: Industrial/Flex/Food Commissary
Available Space: 11,152 SF (Unit C)
Office Area: +/- 2,400 SF
Kitchen: +/- 2,500 SF
Warehouse: +/- 2,600 SF
Retail/Showroom: +/- 3,600 SF *can be additional warehouse
Asking Price: \$11.00 PSF NNN
Tax/CAM: +/- \$4.38 PSF
Ceiling Height: 24' clear
Loading: 1 TG
Car Parking: 25 cars
Utilities: Separately Metered
Zoning: LM (Limited Manufacturing) Permitted uses include manufacturing/assembly, warehouse/distribution, office/lab, commercial indoor recreation.



Comments: FDA approved turnkey operational food commissary available immediately. New epoxy floors in kitchen, 10'x10' walk-in freezer and 10'x10' walk-in cooler, a commercial range with ovens and a fire suppression hood system, two large triple basin sinks, handwashing sinks, extensive electrical drop lines, stainless steel tables and more. Space also includes large retail space with new VCT floor and multi-use zoning.

For more information, please contact:

Brian Wilson, SIOR
bwilson@resource-realty.com

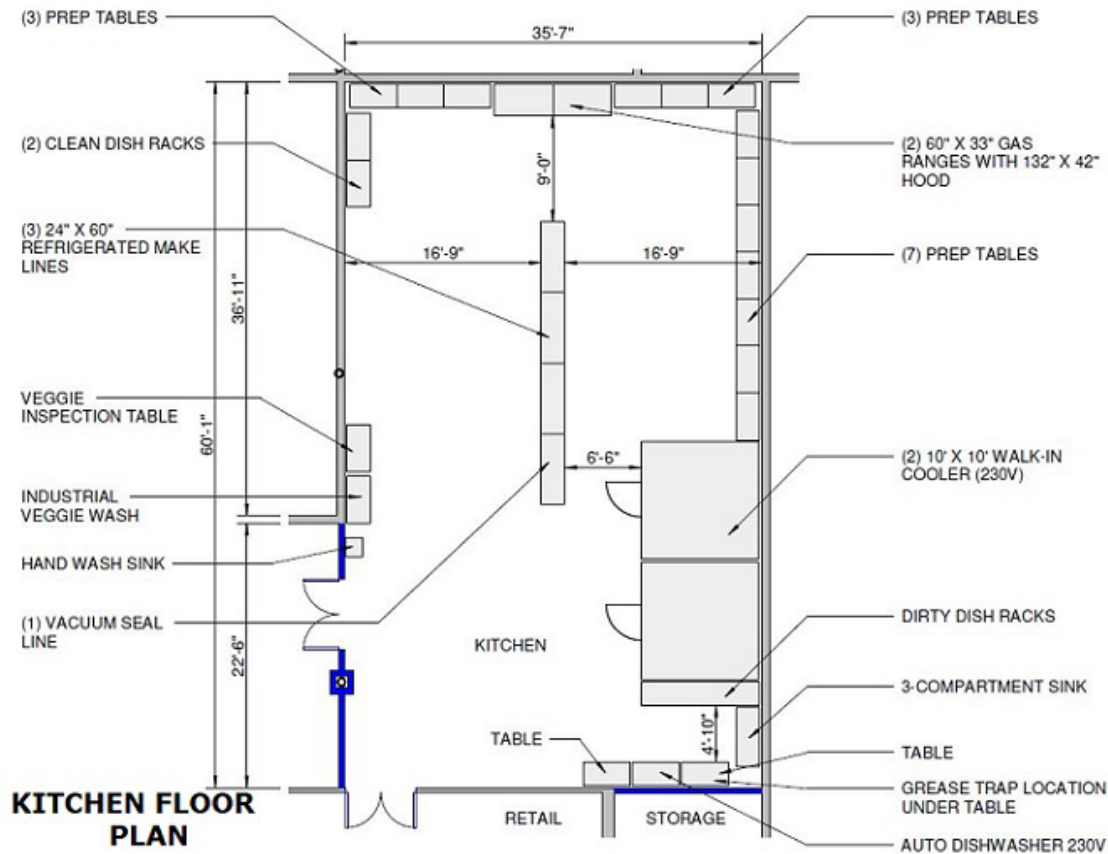
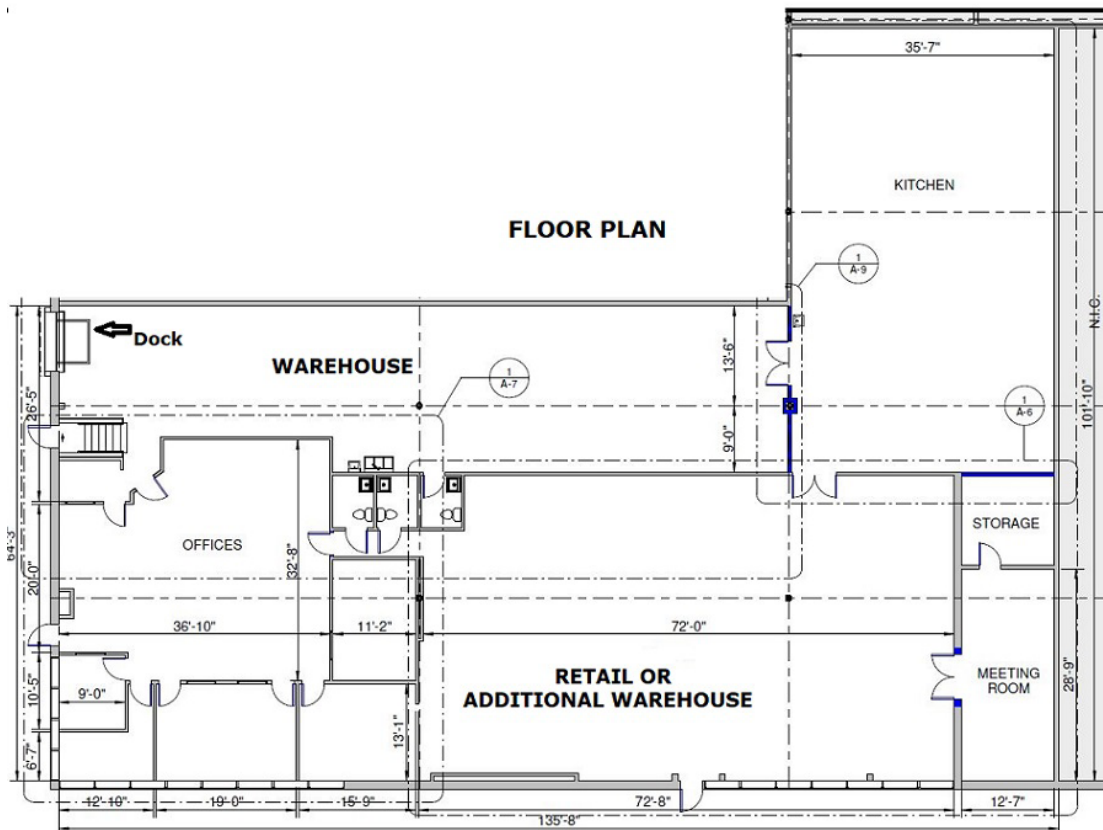
973-299-0900

Exclusive Leasing Agent:



Resource Realty
Corporate Real Estate Services

www.resource-realty.com



All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to error, omission, change of price, prior sale or lease and withdrawal without notice. Any commission due cooperating brokers is subject to all of the terms and conditions upon which we and our clients have agreed.

Exclusive Leasing Agent:



973-299-0900
www.resource-realty.com