



GARDEN  
STATE  
REALTY

700 GRAND AVE  
Hackettstown, NJ 07840

FOR SALE  
INVESTMENT



FULLY RENOVATED | 12 UNITS  
±39,000 SF Multi-Tenant Flex Industrial

ROBERT ADAMS  
Principal | Broker of Record  
908.627.5400  
radams@gardenstaterealty.net

DEREK GEE  
Sales Associate  
973.771.9548  
dgee@gardenstaterealty.net

GARDEN STATE REALTY  
204 Passaic Ave, Suite 1  
Fairfield, NJ 07004  
973.846.0300 | gardenstaterealty.net

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## Investment Highlights

- Professional Triple Net Leases in place for all Tenants
- Low maintenance
- Minimal management costs
- Newly installed building systems with warranties
- Smaller size, in-demand units with diversified income
- Flexible zoning permits warehousing, manufacturing, R&D, office, recreation and more
- Business friendly municipality

<b>Total Size (SF)</b>	<b>±39,000</b>
Lot Size	4.2 Acres
Parking Spaces	71
Zoning	Limited Manufacturing (LM)
Units	12
Drive-in Doors   Loading Docks	11   1
Ceiling Height Range	10'-14'

## Renovations Include

- Parking Lot
- Roofs
- Landscaping
- Brick Façade & Exteriors
- Leaders and Stormwater system
- Utilities
- HVAC Systems
- Insulation
- Electrical
- LED Lighting (inside and outside)
- Windows
- Loading Doors
- Elevator
- Office buildouts
- Plumbing upgrades
- Restrooms
- Epoxy Floors

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Garden State Realty is pleased to present the premier investment opportunity in Hackettstown, New Jersey. The ±39,000 SF Lackawanna Plaza flex/industrial park is a newly renovated 12 Unit multi-tenant facility with units ranging from 1,600 SF to 5,500 SF.

Eleven of the twelve units are first floor industrial/flex spaces with independent drive-in or tailgate loading. The single second floor unit is a fully Leased, elevator serviced flex/office unit of ±5,500 SF.

All units include new HVAC systems servicing office and warehouse areas with both heating and air conditioning coupled with all new roofs and energy efficient insulated ceiling systems.

New office and restroom buildouts are included for each unit along with a utility sink in every warehouse. Electrical service upgrades include new breaker panels, wiring, and either 200 Amps @ 240V (buildings 1&2) or 200 Amps @ 208V (building 3) – all separately metered for each Tenant. Substantial upgrades have been completed for Water, Sewer and Gas utilities and are all separately metered.

The newly installed parking lot includes 71 spaces providing ample parking to support the site. The site offers attractive curb appeal which has been completed with a new brick façade, new sod lawn and landscaping throughout, pedestrian walkways and covered entries.



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