



GARDEN
STATE
REALTY

700 GRAND AVE
Hackettstown, NJ 07840

FOR SALE
INVESTMENT



FULLY RENOVATED | 13 UNITS
±38,850 SF Multi-Tenant Flex Industrial

ROBERT ADAMS
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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

Total Size (SF)	±38,850
Lot Size	4.2 Acres
Parking Spaces	71
Zoning	Limited Manufacturing (LM)
Units	13
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



Garden State Realty is pleased to present the premier investment opportunity in Hackettstown, New Jersey. The $\pm 38,850$ SF Lackawanna Plaza flex/industrial park is a newly renovated 13 Unit multi-tenant facility with units ranging from 1,350 SF to 5,500 SF.

Twelve of the thirteen 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 $\pm 5,500$ 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 each 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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