



# For Sale or Lease

300 W Stiger St., Hackettstown, NJ

5,400± sq ft to ±58,600± sq ft  
3.12± Acres



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.

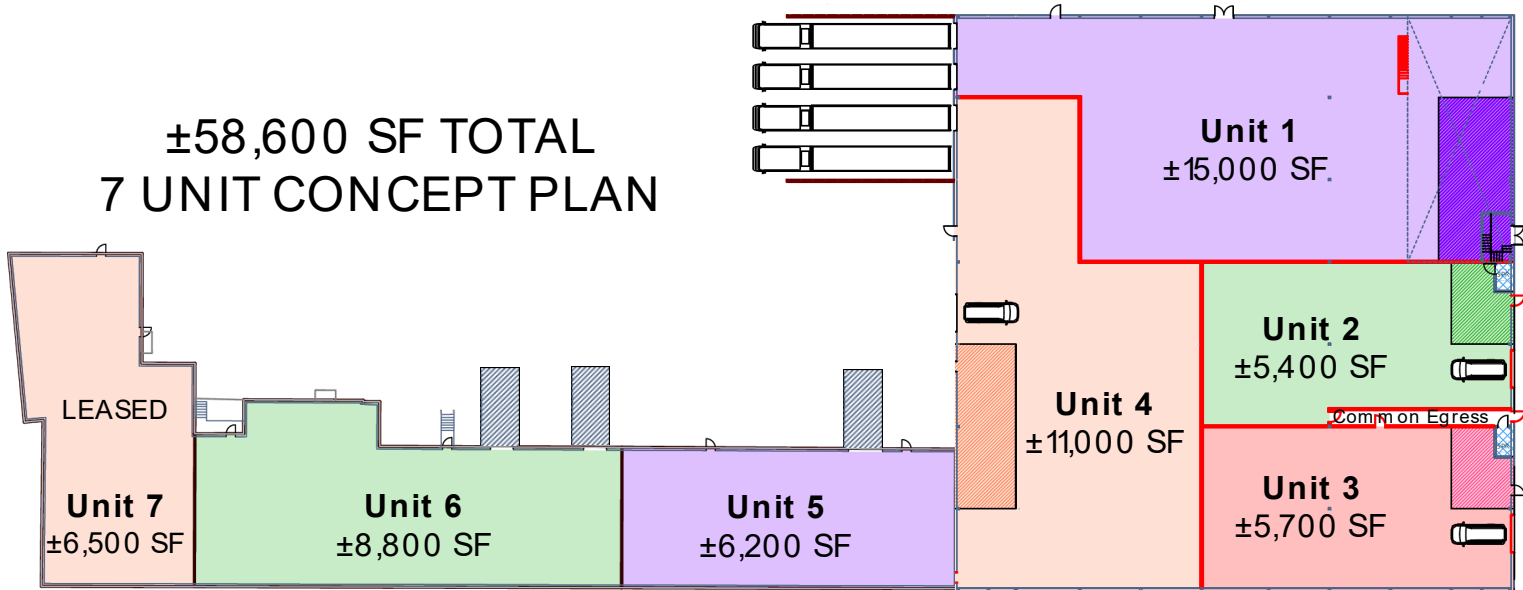
Visit Saddleback Real Estate Developers at [www.SaddlebackNJ.com](http://www.SaddlebackNJ.com).



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## LEASE AVAILABILITIES

*Units can be combined.	Unit Size (±SF)	Office (±SF)	Warehouse (±SF)	Ceiling Height	Tailgate Loading	Drive-in Loading
<b>Total Available</b>	<b>52,100</b>	<b>7,325</b>	<b>44,175</b>	<b>20'-24'</b>	<b>6</b>	<b>5</b>
<b>Unit 1</b>	15,000	2,000	13,000	20'-24'	2	--
<b>Unit 2</b>	5,400	To Suit	5,400	20'-24'	--	1
<b>Unit 3</b>	5,700	To Suit	5,700	20'-24'	--	1
<b>Unit 4</b>	11,000	To Suit	11,000	20'-24'	2	1
<b>Unit 5</b>	6,200	1,500	4,700	--	--	1
<b>Unit 6</b>	8,800	2,200	6,600	--	2	--
<b>Unit 7 (LEASED)</b>	6,500	1,625	4,875	--	--	1

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

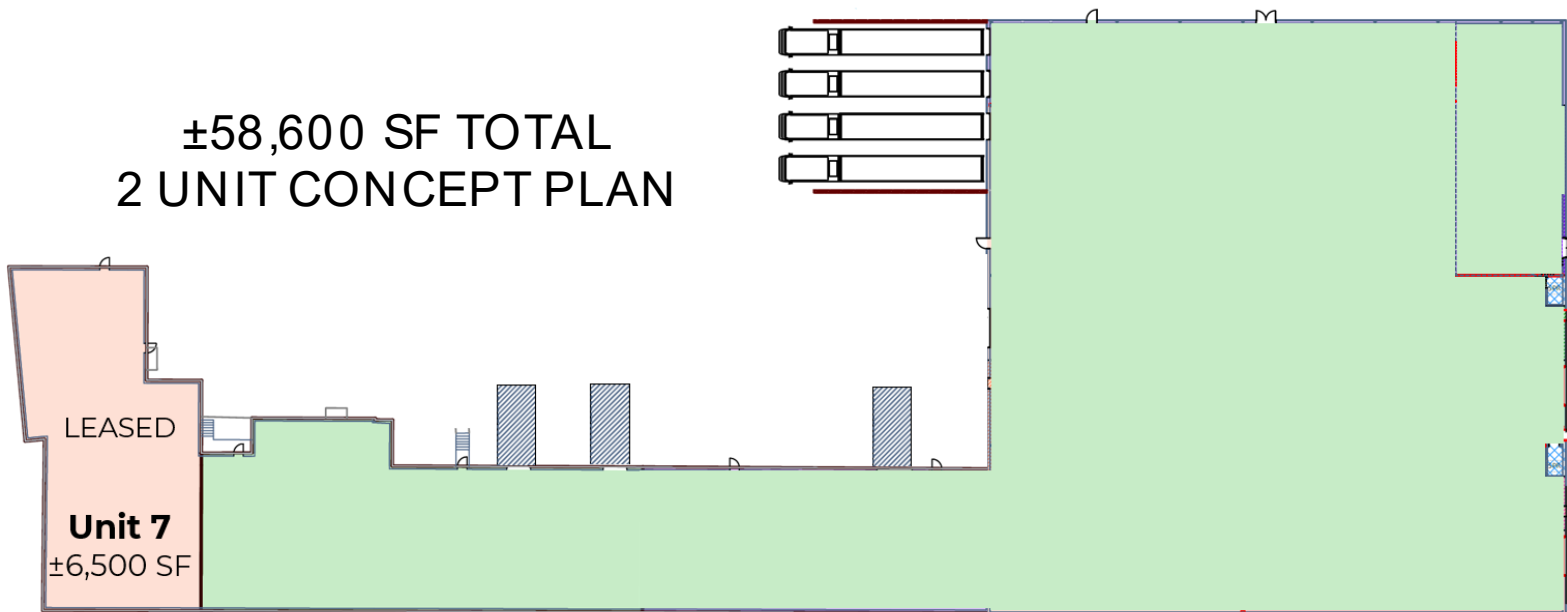


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## SALE AVAILABILITY

	Size (±SF)	Lot Size (± Acres)	Office (±SF)	Warehouse (±SF)	Ceiling Height	Tailgate Loading	Drive-in Loading
<b>TOTAL</b>	<b>58,600</b>	<b>3.12</b>	<b>7,300</b>	<b>51,300</b>	<b>20'-24'</b>	<b>6</b>	<b>5</b>

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