

VALUE OPPORTUNITY – INDUSTRIAL INVESTMENT
69,992 SF ON 15.95 ACRES
ABSOLUTE NNN LEASE – NO LANDLORD RESPONSIBILITIES!



**6.2%
CAP!**

24 AMES BLVD

HAMBURG, NJ 07419

69,992 +/- SQ FT. INDUSTRIAL PROPERTY

CONTACT EXCLUSIVE BROKER

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24 AMES BLVD // HAMBURG, NJ

Absolute Net Investment Opportunity | Sussex County

Strategically located in the heart of Sussex County, 24 Ames Boulevard presents an exceptional investment opportunity in one of Northern New Jersey's most accessible and growing commercial corridors. Positioned with convenient access to Route 23 and regional highways, the property offers strong connectivity throughout Northern New Jersey, the Hudson Valley, and the greater New York metropolitan area.

Investment Highlights

- **Prime Sussex County location in Hamburg, NJ**
- **Convenient access to Route 23 and major regional roadways**
- **Strong visibility and accessibility**
- **Surrounded by established commercial and residential development**
- **Attractive Northern New Jersey investment market fundamentals**
- **Potential for long-term appreciation and income growth**
- **Limited competing inventory within the immediate market**



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Property Description

Building Size:	69,992 +/- sq. ft.
Acreage:	15.95 +/- acres
Office:	1,825 +/- sq. ft.
Ceiling Height:	11' - 12' clear
Loading Doors:	2 platforms with 7 dock positions and 2 drive-ins
Parking:	50 plus car & truck parking
Sprinklers:	wet
Power:	3,400 amps, 240/480 volts, 3ph
Zoning:	I (Light Industrial)
Sale Price:	\$8,000,000 (6.2% Cap Rate)
Taxes (Paid by Tenant):	\$99,311 (2025)

Building Overview

- **Building:** Built in 1964 with several additions and renovated in 2012.
- **Roof:** Main warehouse 6 years old white TPO membrane roof, office section 8-year-old black EPDM membrane roof.
- **Utilities:** City water from Hamburg & Sewer from SCMUA, Natural Gas from Elizabethtown and Electric from JCPL.



24 AMES BLVD // HAMBURG, NJ**Investment Highlights**

Here's your opportunity at an **ABSOLUTE NNN** lease requiring **ZERO** Landlord responsibilities.

Tenant responsible for the following:

- Taxes / Insurance & Utilities
- Maintenance / Repairs & Replacements including the following:
- HVAC
- Parking Lot Maintenance
- Snow Removal
- Environmental as well as ADA Compliance
- Roof / Structure & Foundation
- Capital Improvements/CapEx

Tenant responsible for virtually every operating expense associated with the property.

Tenant Lease Highlights

Deep drawn metal forming that delivers the precision you need, with none of the hassle.



ISO 9001:2015 Certified & ITAR Registered

All domestic materials

100+ years of combined leadership expertise

Accurate Forming - (accurateforming.com)

Accurate Forming has been operating at the location for over 62 years

- Lease Expiration: 11/30/2034

Net Rent: \$500,000 (\$7.14 psf) with an increase on 12/1/2029 to \$550,000 (\$7.86 psf)

Why the 62-Year Occupancy Matters

The biggest positive is the fact that they've occupied the property for over six decades.

Manufactures with:

- Specialized Machinery
- Tooling
- Heavy Power requirements
- Long-term workforce

Accurate Forming is highly entrenched at this location. Relocating can cost millions of dollars and disrupt operations. This significantly reduces lease rollover risk compared with a typical warehouse tenant.

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Accurate Forming is a specialized manufacturer located in Hamburg, NJ. A trusted leader in the deep draw metal forming industry since establishment in 1955. With a reputation of producing parts with exceptional quality built on years of experience and expertise.

Their capabilities include:

- Deep-draw metal forming
- Precision stamping
- Tool and die design
- Assembly operations
- Secondary finishing processes (plating, powder coating, polishing, etc.)
- Medical, aerospace, automotive, industrial, and laser markets



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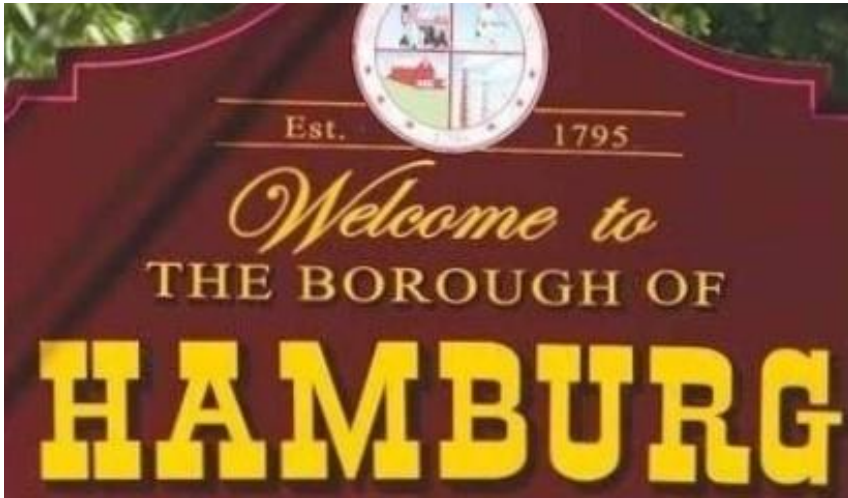
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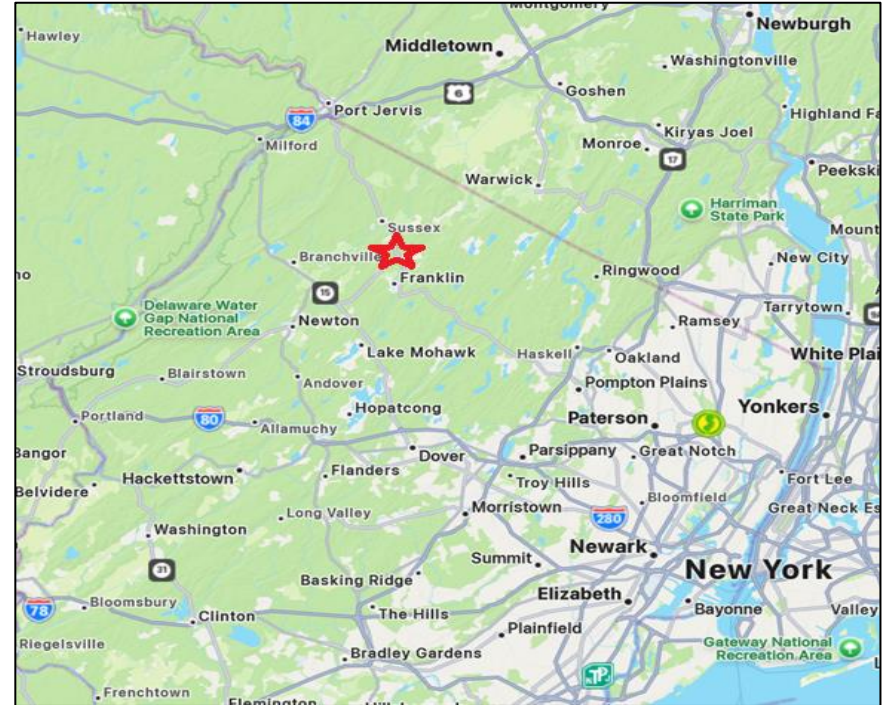




The Borough of Hamburg is located in Sussex County, the northernmost county in the State of New Jersey. The area, known as the Skylands region, offers numerous outdoor recreation activities, such as golfing, skiing, wineries, making it a very popular destination.

Accessibility is excellent, with convenient access to numerous major highways connecting the area to New York City, Newark Liberty International Airport & regional seaports all located within approximately 1 hour of the property.

The labor pool is strong and diverse, drawing from the local market, nearby northeastern Pennsylvania, and surrounding northern New Jersey communities. In addition, the Property benefits from a reverse commute location, providing efficient travel times for employees residing east of the property.



- **Regional connectivity to Morris County, Bergen County, and New York State’s Hudson Valley & the greater New York metropolitan area.**
- **At Route 23 & 94, and minutes to Interstate 84**
- **Located within an established and expanding commercial corridor**
- **Accessible to a growing residential population throughout Northwestern New Jersey**

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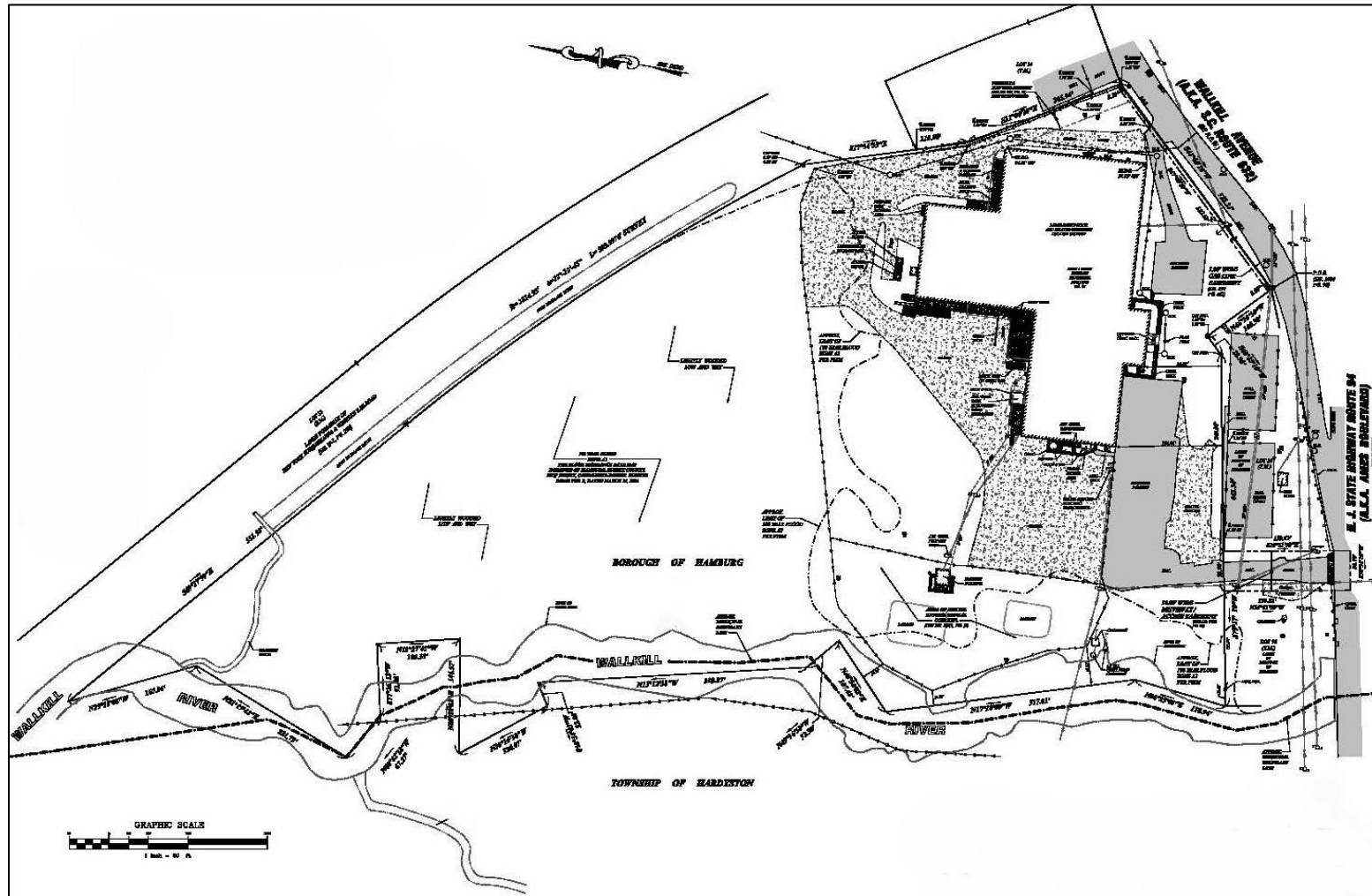
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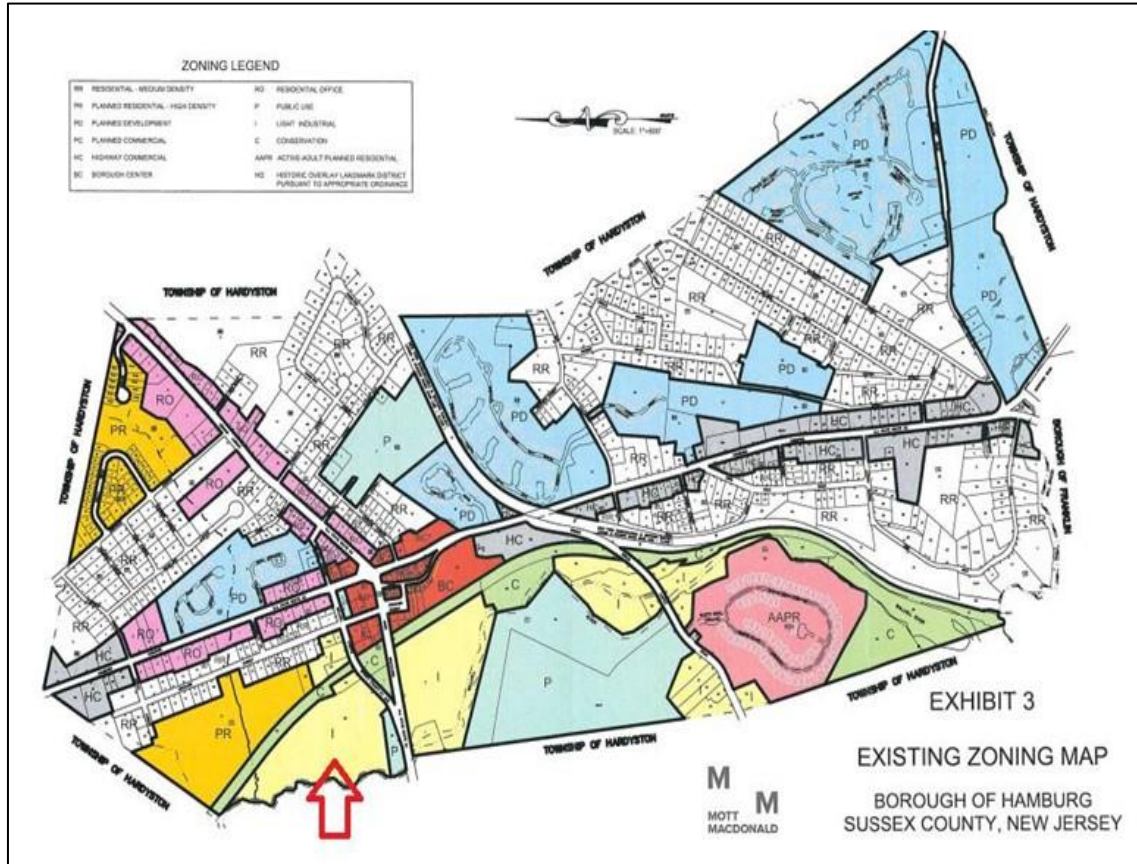
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Primary Intended Use: This zone is designed for that class of light industrial use which has a moderate impact on the environment and surrounding neighboring uses and the following uses are permitted in accordance with the requirements hereinafter set forth:

- A. Retail stores
 - B. Offices and office record storage.
 - C. Scientific or research laboratories, including pilot plants in connection therewith.
 - D. Storage buildings and warehouses and lumber and building material yards.
 - E. Printing, publishing, lithographing, binding and kindred arts.
 - F. Cinema, radio and television production.
 - G. Manufacturing subject to the performance standards in this chapter.
 - H. Brew pubs and similar uses.
 - I. Public utilities.
 - J. Vehicle storage area.
- § 215-91. (Reserved)**
- § 215-92. Accessory uses.**
Accessory uses shall be as follows:
- A. Garages for storage of vehicles used in the conduct of the principal use.
 - B. Gate houses and guard houses necessary for security and traffic control.
 - C. Signs as permitted by Article XXIV.

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