



Delivered Vacant · ±31,900 SF · Five Buildings on ±7.4 Acres
Adaptable specialized space · well suited to many uses

Former Animal-Research Facility

161 Janes Chapel Road, Mansfield Township, Warren County, New Jersey · Block 303, Lot 4.02 · ±31,900 SF on ±7.4 Acres



Five buildings totaling ±31,900 SF on ±7.44 acres — delivered vacant

IMPROVEMENTS

±31,900 SF · 5 buildings

LAND

±7.44 acres · paved frontage

FORMER USE

Animal research, holding & quarantine

INFRASTRUCTURE

Sealed/drained floors · heavy ventilation

UTILITIES

Public electric · well · septic

STATUS

Delivered vacant

Adaptable Specialized Buildings

±31,900 SF across five buildings on ±7.44 acres in rural Warren County, delivered vacant. Originally built for animal research, holding, and quarantine, the buildings offer large, adaptable interior space with specialized infrastructure — sealed and drained floors, heavy mechanical ventilation, climate-control and extensive plumbing systems, and multiple rooms and wings that can be configured for a new use. Set well back on ±1,260 ft of paved public-road frontage and bordered by farmland and preserved open space, the property pairs substantial improved space with privacy, acreage, and self-sufficiency on its own well and septic.

That combination of specialized building infrastructure, scale, and rural privacy lends itself to a wide range of animal-care, life-science, and controlled-environment operations — see the possibilities on page 2.

Building Summary

BUILDING	APPROX. AREA	APPROX. DIMENSIONS
Building 1	10,911 SF	Irregular footprint
Building 2	6,424 SF	88' × 73'
Building 3	1,969 SF	L-shaped — ±37' × 70'
Building 4	11,064 SF	84' × 133'
Farmhouse / office	1,569 SF footprint	Two-story — ±2,628 SF livable
Total improvements	±31,937 SF	

Field-measured footprints, March 2024; approximate and subject to verification.

Building & Site Infrastructure

The Buildings

- Large, adaptable interior spaces across five buildings
- Sealed and drained floors with floor drains and channel drainage
- Heavy mechanical ventilation with roof- and wall-mounted exhaust systems
- Climate-control and ventilation infrastructure throughout
- Extensive plumbing serving multiple rooms and wings
- Drive-in / overhead-door access

Site & Support

- ±7.44 acres, level through the building envelope
- ±1,260 ft of paved public-road frontage
- Fenced and gated single-user campus
- Bordered by farmland and preserved open space
- Private well and septic; public electric service
- Colonial farmhouse (±2,628 SF livable) suited to office use

Well Suited to a Range of Uses

The buildings' specialized infrastructure, scale, and private rural setting adapt readily to many uses. Representative possibilities:

Animal Care & Veterinary

- Veterinary surgical, specialty & referral hospital
- Large- & small-breed animal surgery, recovery & rehabilitation center
- Boarding kennel, pet resort & daycare
- Dog training / working- & detection-dog facility
- Animal shelter, rescue & adoption center
- Grooming, breeding & specialty animal husbandry

Research & Life Sciences

- Contract research (CRO) / preclinical operations
- Academic or institutional vivarium / animal holding
- Biotech / pharma in-house animal facility
- Aquaculture & aquatic research

Controlled-Environment Agriculture

- Specialty indoor cultivation & controlled-environment agriculture
- Mushroom & specialty-crop production
- Vertical farming, microgreens & hydroponics
- Greenhouse & nursery operations (with the acreage)

Other Specialized Reuse

- Climate-controlled / cold storage
- Food production, commissary & specialty manufacturing
- Laboratory, testing & light industrial
- Owner-user flex with acreage (contractor, fleet, equipment)

Uses shown are illustrative of the buildings' adaptability; any future use is subject to applicable State and local approvals.

Aerial & Grounds



Aerial view — ± 7.44 acres (Block 303, Lot 4.02); boundary approximate. The campus sits on its own paved frontage, buffered by fields and woodland.



Campus view — outbuildings & wooded hillside



Barn-style outbuilding — lawn & wooded backdrop



Building exterior — awning ventilation

The Buildings



Interior — animal holding room



Interior — holding room



Interior — procedure suite



Interior — holding corridor



Utility building — drive-in access & apron



Farmhouse office — mature shade trees

Offering

Now offered for sale and available for showings by appointment. Price guidance available on request; offers invited. Additional information and site documents available to interested parties on request. Please direct all inquiries to Fiedler Real Estate. The property is vacant — please do not enter without an appointment.

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