



The Blau & Berg Company

COMMERCIAL/INDUSTRIAL/OFFICE REAL ESTATE SERVICES
830 Morris Turnpike, Suite 201, Short Hills, NJ 07078
(973) 379-6644 • (973) 379-1616 fax • www.blauberg.com
Established in 1932 • Local Expertise | Global Reach

300 Stiger Street Hackettstown, NJ

±37,400 SF Industrial/Flex Building Available (Divisible)



Property Features

- Total Building: ±37,400 SF
- Total Acreage: 3.13 AC
- Heat: Gas Suspended
- Sprinkler: Dry System
- Power: 2,000 AMPS (Three Phase)
- Ceiling Heights: ±20' - 24' Clear
- Columns: Varied with Clear Span Section
- Loading: One (1) Drive-In Door
Four (4) Tailboard Spaces
- Zoning: Industrial/Recreation (LM)
- Comments: **Suited for Industrial and Recreational Uses**

Accessibility

- 1 Mile to Route 46 and 5 Miles to I-80
- NJ Transit Commuter Rail Access Adjacent to Property

Lease Rates

- Entire Building: \$4.95 PSF NNN
- ±7,140 – 20,390 SF: \$6.50 PSF NNN
- Taxes & CAM: Approx. \$2.52 PSF

For additional information or to arrange for an inspection,
please contact the following exclusive broker:

Michael Schipper
Senior Associate
973-379-6644 Ext. 146
MSchipper@blauberg.com



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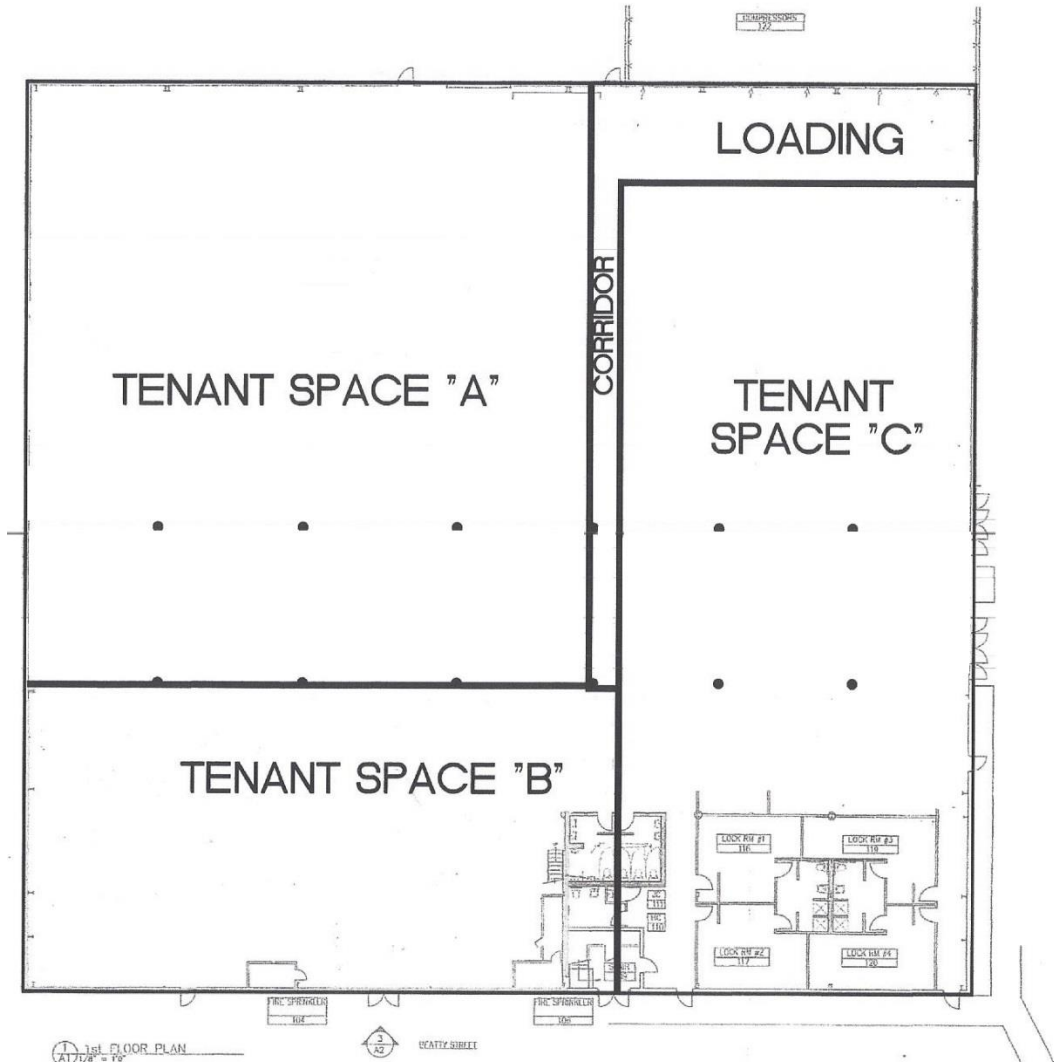
300 Stiger Street
Hackettstown, NJ

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3-Unit Proposed

13,400 SF Tenant Space "A"
Includes Loading Dock Access

7,140 SF Tenant Space "B"
Includes Loading Dock Access



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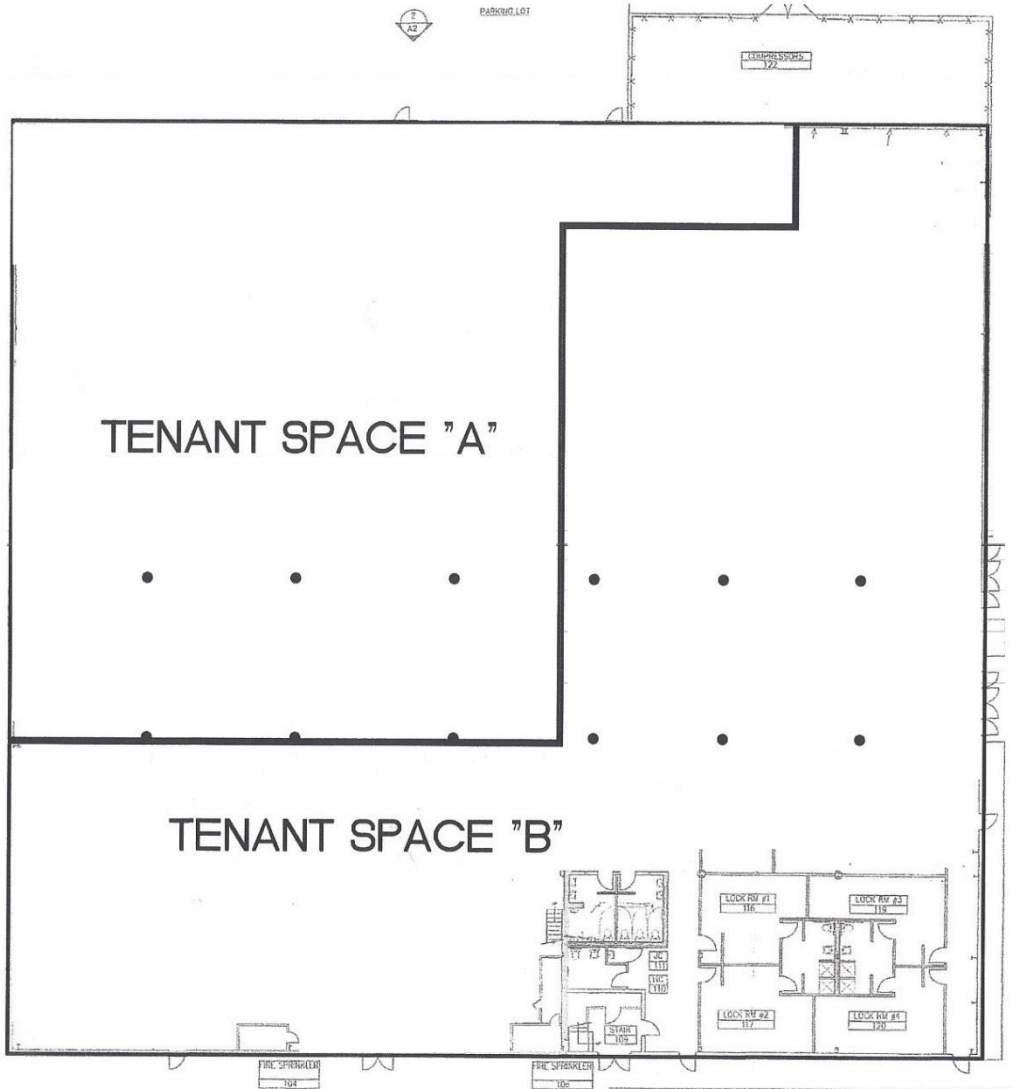
300 Stiger Street
Hackettstown, NJ

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2-Unit Proposed

13,660 SF Tenant Space "A"
Includes Loading Dock Access

20,390 SF Tenant Space "B"
Includes Loading Dock Access



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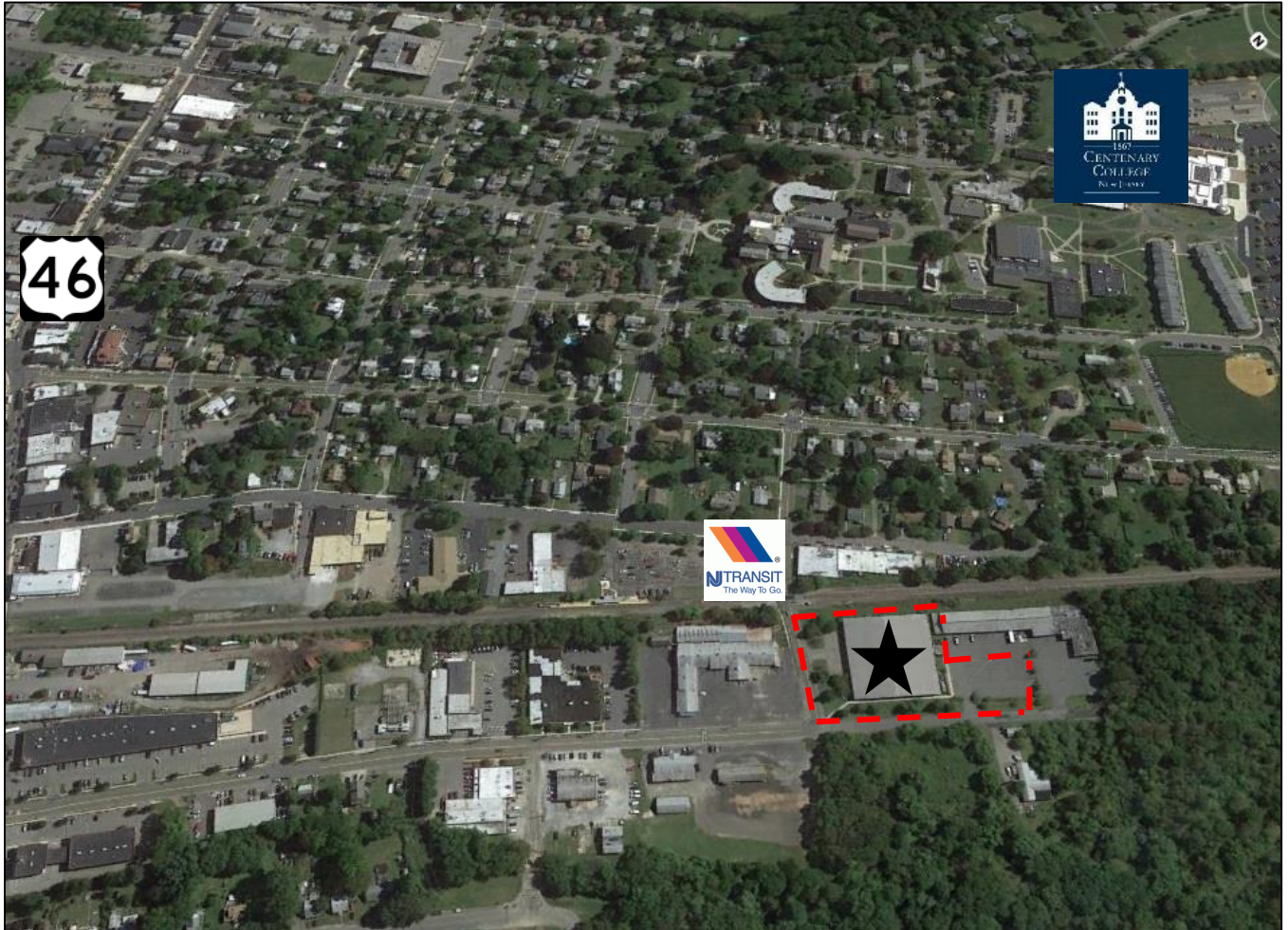


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