



INDUSTRIAL PROPERTY

FOR LEASE

±37,400 SQ. FT. INDUSTRIAL FACILITY ON ±3 ACRES

300 Stiger Street, Hackettstown, NJ 07840

For More Information, Contact the Exclusive Brokers

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THE BLAU & BERG COMPANY

830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

www.blauberg.com

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LOCATION DESCRIPTION

Approx. 8.7 Miles to I-80
 Approx. 28.3 Miles to I-280
 Approx. 47.9 Miles to Newark Liberty International Airport
 Approx. 53 Miles to Lincoln Tunnel and George Washington Bridge
 Approx. 60 Miles to Holland Tunnel

OFFERING SUMMARY

Lease Rate:	\$4.95 - \$6.50
Available SF:	±7,200 Sq. Ft. to ±37,400 Sq. Ft.
Building Size:	±37,400 Sq. Ft.

PROPERTY HIGHLIGHTS

- ±37,400 Sq. Ft. (Divisible to ±7,200 Sq. Ft.)
- One (1) 14' Overhead Drive In Door
- Three (3) Former Tailboard Loading Positions (to be re-installed)
- Light Manufacturing Zone
- Three Phase 1,200 Amp Electrical Service
- Gas, Public Water/Sewer
- Adjacent to NJ Transit Rail Stop (Hackettstown)
- Ample Parking

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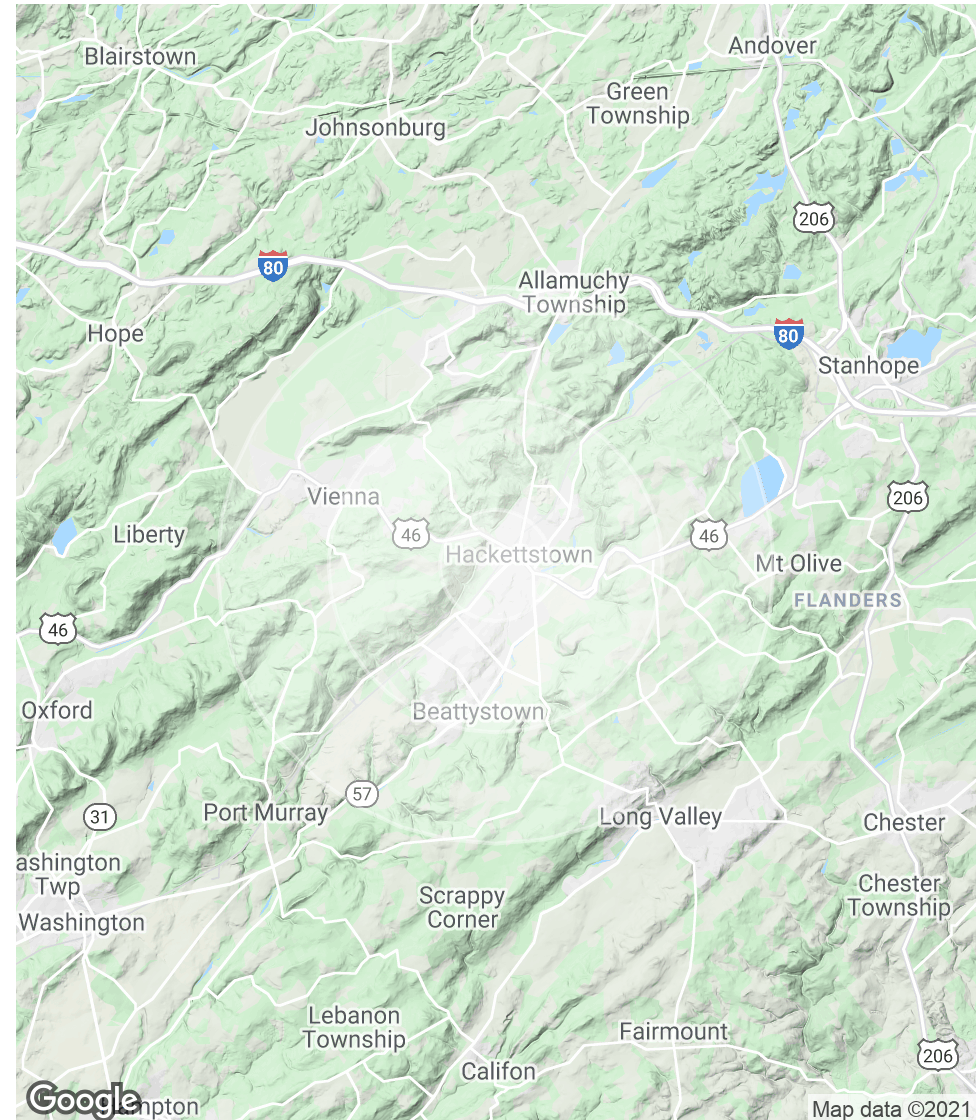
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,634	22,042	40,498
Average age	34.1	38.1	39.1
Average age (Male)	33.7	37.1	38.0
Average age (Female)	34.7	39.0	40.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,454	8,237	15,055
# of persons per HH	2.7	2.7	2.7
Average HH income	\$75,200	\$89,674	\$102,778
Average house value	\$328,353	\$376,184	\$419,430

* Demographic data derived from 2010 US Census



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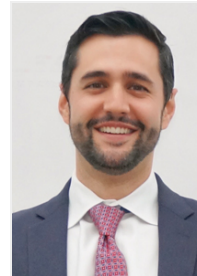


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