

Hackettstown Commerce Center

101 Bilby Road

Hackettstown, NJ



FOR SUBLEASE – Term through 11/30/27

PROPERTY SPECIFICATIONS:

Property Type: Industrial/Flex/Food Commissary
Available Space: 11,152 SF (Unit C)
Office Area: +/- 2,400 SF
Kitchen: +/- 2,500 SF
Warehouse: +/- 2,600 SF
Retail/Showroom: +/- 3,600 SF *can be additional warehouse
Asking Price: \$11.00 PSF NNN
Tax/CAM: +/- \$4.38 PSF
Ceiling Height: 24' clear
Loading: 1 TG
Car Parking: 25 cars
Utilities: Separately Metered
Zoning: LM (Limited Manufacturing) Permitted uses include manufacturing/assembly, warehouse/distribution, office/lab, commercial indoor recreation.



Comments: FDA approved turnkey operational food commissary available immediately. New epoxy floors in kitchen, 10'x10' walk-in freezer and 10'x10' walk-in cooler, a commercial range with ovens and a fire suppression hood system, two large triple basin sinks, handwashing sinks, extensive electrical drop lines, stainless steel tables and more. Space also includes large retail space with new VCT floor and multi-use zoning.

For more information, please contact:

Brian Wilson, SIOR
bwilson@resource-realty.com

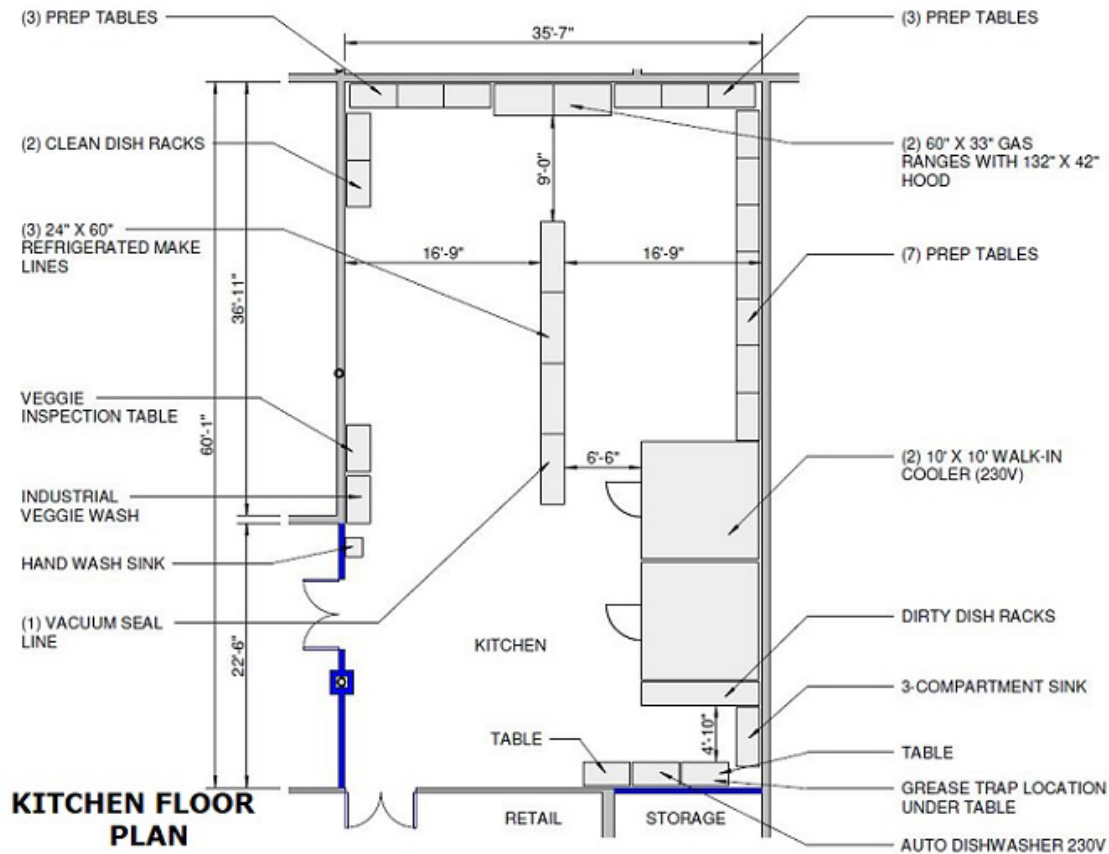
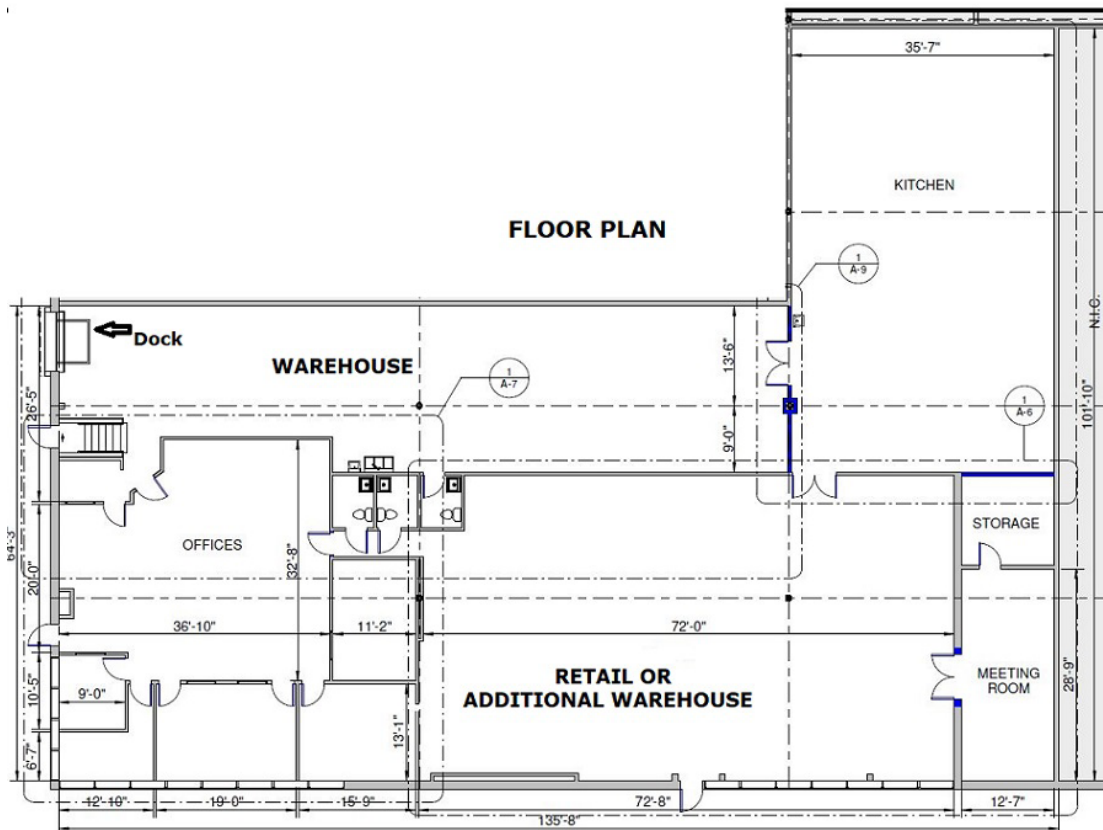
973-299-0900

Exclusive Leasing Agent:



Resource Realty
Corporate Real Estate Services

www.resource-realty.com



All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to error, omission, change of price, prior sale or lease and withdrawal without notice. Any commission due cooperating brokers is subject to all of the terms and conditions upon which we and our clients have agreed.

Exclusive Leasing Agent:



973-299-0900
www.resource-realty.com

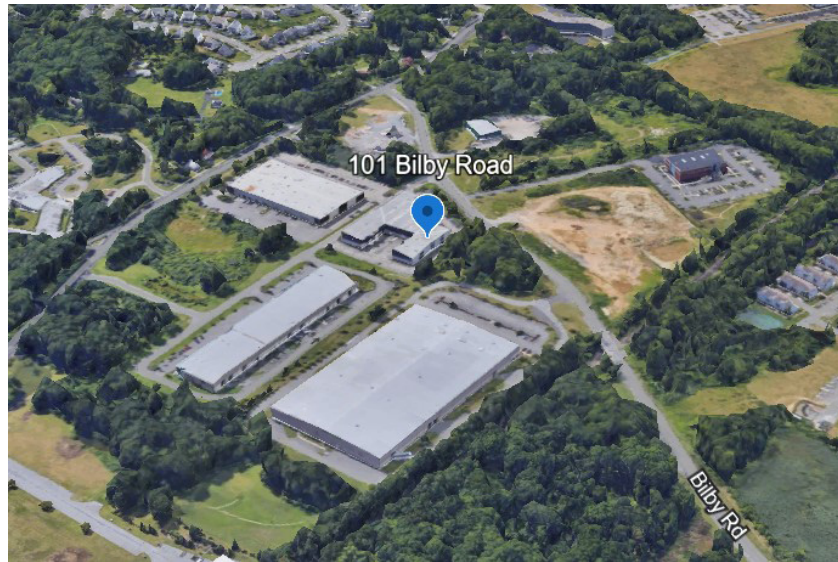
Hackettstown Commerce Center 101 Bilby Road, Hackettstown, NJ



FOR LEASE

PROPERTY SPECS:

Property Type: Flex
Available Space: Unit F: 2,500 SF
Unit H: 6,016 SF
Asking Price: \$15.00 PSF NNN
Tax/CAM: +/- \$4.38 PSF
Ceiling Height: 24' clear (above grid)
Loading: Potential to add
1 Drive-in (Unit H)
Utilities: Separately Metered
Zoning: LM (Limited Manufacturing)
Permitted uses include manufacturing/assembly,
warehouse/distribution, office/lab, commercial
indoor recreation.



For more information, please contact:

Brian Wilson, SIOR
bwilson@resource-realty.com
973-219-1331

973-299-0900

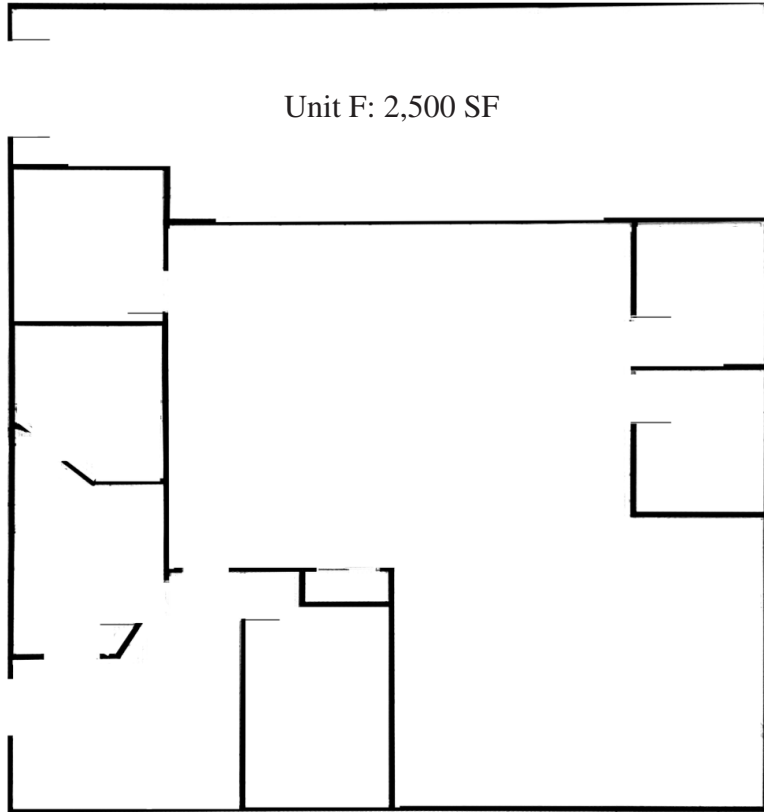
Exclusive Leasing Agent:



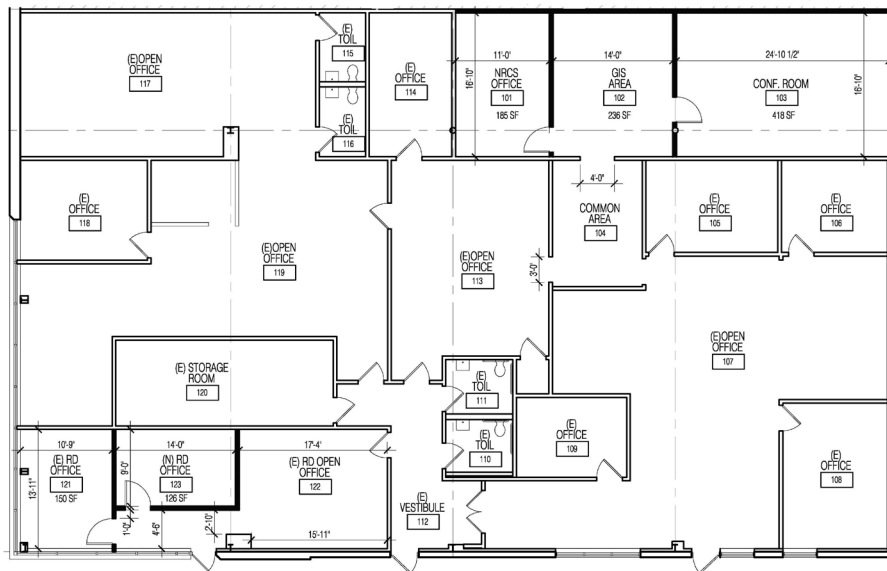
Resource Realty
Corporate Real Estate Services

www.resource-realty.com

Unit F: 2,500 SF



Unit H: 6,016 SF



All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to error, omission, change of price, prior sale or lease and withdrawal without notice. Any commission due cooperating brokers is subject to all of the terms and conditions upon which we and our clients have agreed.

Exclusive Leasing Agent:



973-299-0900
www.resource-realty.com

Hackettstown Commerce Center

101 Bilby Road, Hackettstown, NJ



FOR SUBLEASE

Term through 11/30/27

Unit A/B: 20,000 SF Office Area: +/- 4,000 SF (includes staff break area and lockers) Kitchen Area: +/- 4,000 SF Warehouse: +/- 12,000 SF (includes 2,500 SF of refrigeration) Loading: 3 docks (with levelers); 1 drive-in door	Unit C: 11,152 SF Office Area: +/- 2,400 SF Kitchen: +/- 2,500 SF Warehouse: +/- 6,200 SF Loading: 1 dock (with leveler)	Combined Units (A/B/C): 31,152 SF Office Area: 6,400 SF Kitchen: +/- 6,500 SF Warehouse: +/- 18,200 SF Loading: 4 docks (with levelers); 1 drive-in door
---	---	--

PROPERTY SPECS:

- Lease Rate:** \$10.95 PSF NNN
- Taxes & CAM:** +/- \$4.38 PSF
- Ceiling Height:** 24' clear
- Utilities:** Separately Metered
- Zoning:** LM (Limited Manufacturing) Permitted uses include manufacturing/assembly, warehouse/distribution, office/lab, commercial indoor recreation.
- Comments:** FDA Approved "Turnkey" food commissary available immediately with refrigeration component. Kitchen includes: 2 -3 door stainless steel commercial refrigerators, 2 ten burner gas stoves, 2 double stack gas convection ovens, 1-40 gallon electric tilt skillet, 1-40 gallon gas tilt skillet, hood ventilation system with fire suppression system, 8 inventory racks, 20 stainless steel prep/ work tables, Starview meal sealer, 32 quart mixer, food storage lexans and cambros in multiple sizes, 3 manual pallet jack, and the office furniture.

For more information, please contact:

Brian Wilson, SIOR
 bwilson@resource-realty.com
 973-219-1331

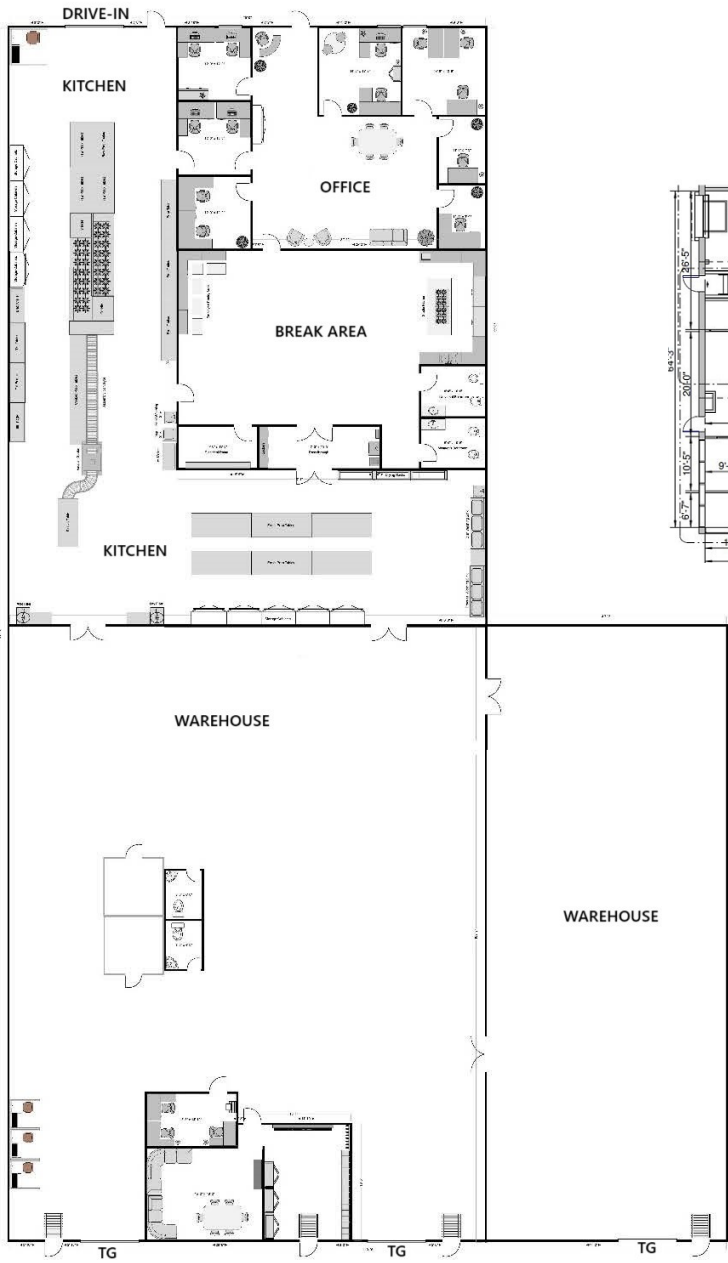
973-299-0900

Exclusive Leasing Agent:

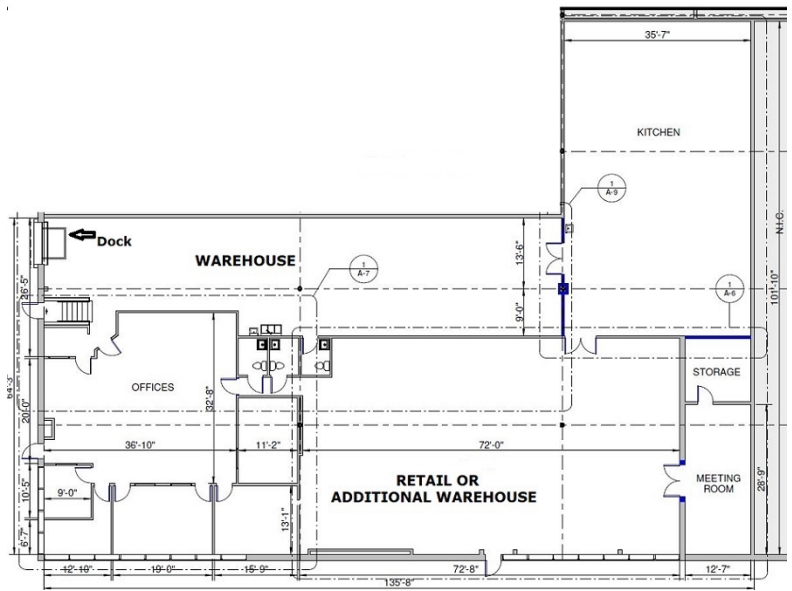


www.resource-realty.com

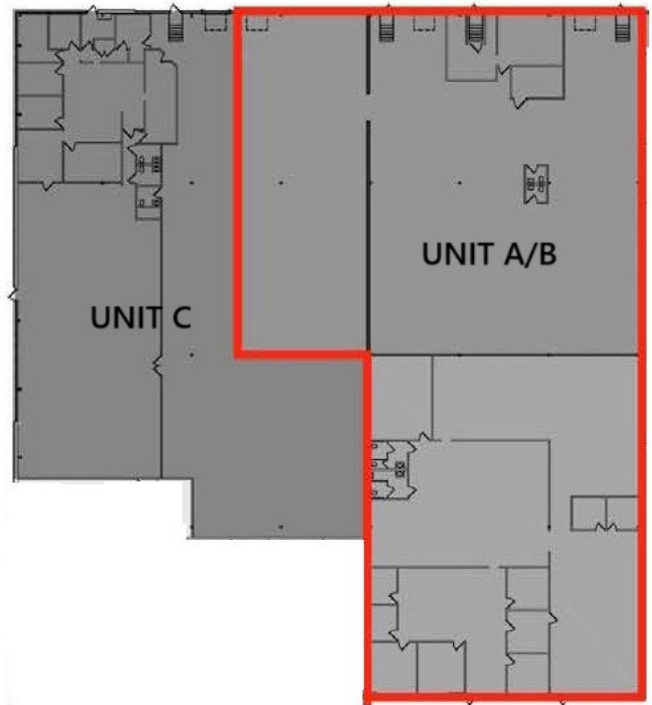
Unit A/B: 20,000 SF



Unit C: 11,152 SF



Unit A/B/C: 31,152 SF



All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to error, omission, change of price, prior sale or lease and withdrawal without notice. Any commission due cooperating brokers is subject to all of the terms and conditions upon which we and our clients have agreed.

Exclusive Leasing Agent:



973-299-0900
www.resource-realty.com