

21 Route 46
Hackettstown, NJ
Warehouse + Office/Showroom



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21 Route 46 Hackettstown, NJ

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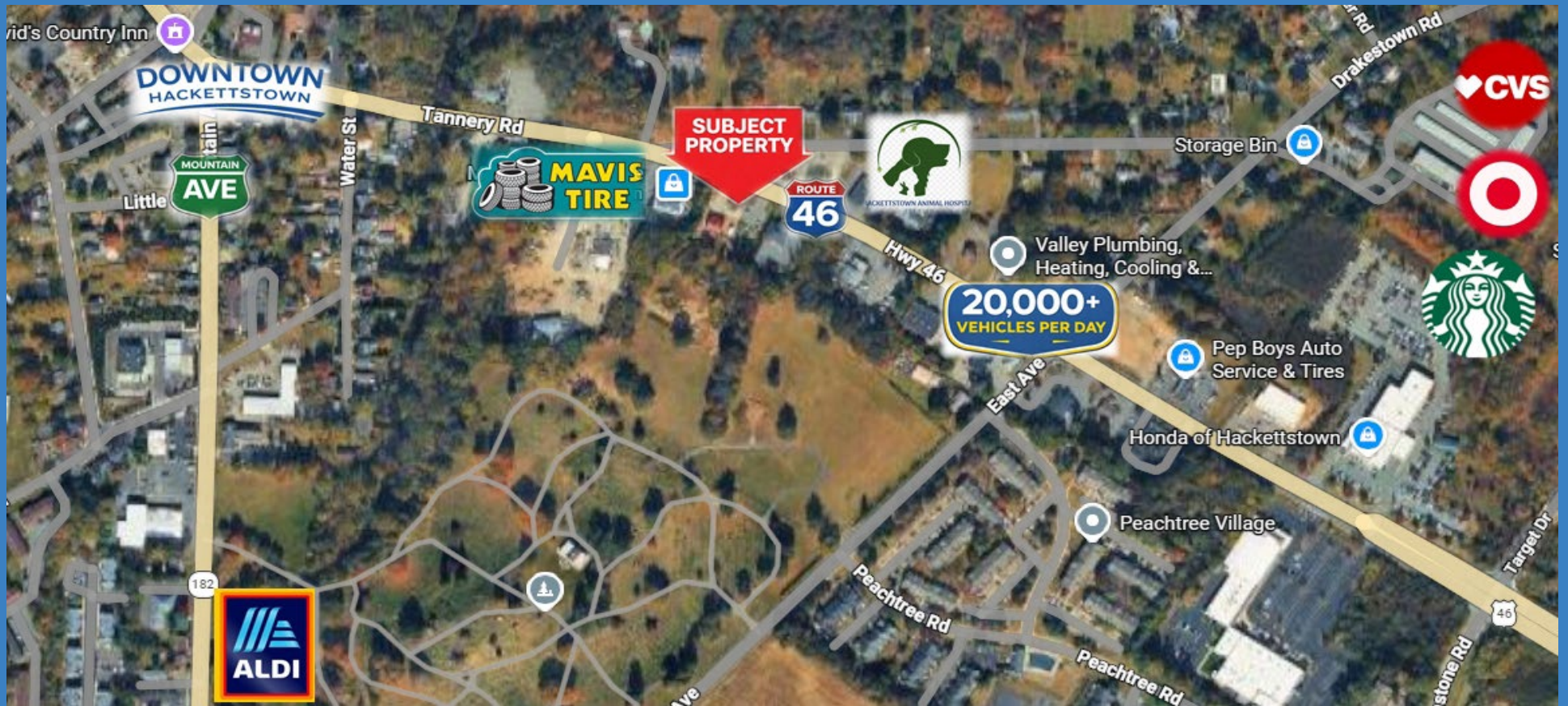
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Overview of 21 Route 46 Hackettstown, NJ

Prime Route 46 Frontage – Office/Retail Building with Warehouse on 0.76 Acres

Property Features

- +/- 1600 sf Recently renovated two-story office building
- +/- 1600 sf Warehouse/garage with drive-in access
- High-visibility Route 46 frontage with signage opportunities
- Combined traffic counts exceeding 20,000 VPD
- Ample on-site parking
- Minutes from downtown Hackettstown
- Flexible C-1 zoning allowing for a variety of commercial uses
- Tesla Level 2 charging station on-site
- Recent capital improvements throughout
- [Click for Zoning](#)

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HACKETTSTOWN



Hackettstown serves as a key commercial hub in western New Jersey, strategically located along U.S. Route 46 and within close proximity to Interstate 80.

21 Route 46 benefits from its position near the Morris County border, drawing from both Warren and Morris County demographics and consumer traffic.

The property is situated along a highly active retail corridor anchored by national and regional tenants including Target, Starbucks, Mavis Discount Tire, CVS, and ALDI, with downtown Hackettstown just minutes away.

This location provides strong visibility and accessibility for a wide range of commercial users.

With combined traffic counts exceeding 20,000 vehicles per day, the site offers excellent exposure along one of the primary east-west corridors in the region.





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