

## Executive Summary

### Unlocking 18,750 SF Shovel-Ready Industrial Opportunity in Hardyston, NJ – \$950,000

Skip the 12-to-24-month headache of municipal planning boards, environmental clearances, and engineering delays. [13 Park Drive](#) offers a completely **shovel-ready, approved asset** bundled with fully engineered building plans for a modern **18,750 SF industrial facility**. Priced at \$950,000, this land-and-plan package is designed for owner-users looking to rapidly scale or developers looking to capture the starving Northern New Jersey warehouse and flex-space market.

Located in the highly flexible **I-2 Medium Industrial Zone**, this site features flat topography in an established business park, positioned immediately off the Route 23 corridor with seamless logistics access to the tri-state area.

## Property Highlights

- **100% Shovel-Ready Asset:** Sale includes fully approved, engineered building blueprints for an 18,750 SF industrial structure.
- **Significant Cost & Time Savings:** Bypasses the costly, unpredictable local approval process—break ground immediately upon closing.
- **High-Demand I-2 Zoning:** Approved for a wide array of intensive uses, including warehouse distribution, manufacturing, contractor yards, and truck terminals.
- **Prime Logistics Location:** Strategically situated between Route 23 and Route 15, offering rapid transit to I-287, I-80, and New York City.
- **Full Utility Infrastructure:** Positioned in an established commercial business park with straightforward utility tie-ins. [\[1\]](#) [\[2\]](#)

## Location Overview

13 Park Drive sits inside Hardyston's premier industrial pocket (Franklin PO), offering an ideal balance of lower Sussex County land costs and exceptional transit links. The site connects truck traffic easily to major northern distribution channels via Route 23, Route 15, and Route 94, ensuring your fleet or your tenants can service the entire New York Metropolitan area efficiently.

## Specifications & Zoning Details

- **Address:** [13 Park Drive, Hardyston, NJ 07416](#)

- **Asking Price:** \$950,000
- **Approved Building Footprint:** 18,750 Sq. Ft.
- **Zoning:** I-2 Medium Industrial
- **Permitted Uses:** Fulfillment & Warehouse Distribution, Heavy Equipment Storage, Wholesale Logistics, Light Manufacturing, Research & Development, Flex-Office