



AVAILABLE FOR SALE

APPROXIMATELY 26,620 SF ON 5.34 AC



8 Minneakoning Road
Flemington, NJ

OFFERING MEMORANDUM



BINSWANGER
UNIQUELY SPECIALIZED SINCE 1931

DISCLAIMER & LIMITING CONDITIONS

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is furnished solely for the purpose of review by a prospective purchaser of the Subject Property and is not to be used for any other purposes or made available to any person without the expressed written consent of the Seller or Binswanger.

The information in this prospectus has been compiled from sources deemed to be reliable. However, neither the information nor the reliability of their sources are guaranteed by Binswanger or the Seller. Neither Binswanger nor the Seller have verified, and will not verify, any of the information contained herein. Neither Binswanger nor the Seller makes any representation or warranty whatsoever regarding the accuracy or completeness of the information provided herein.



A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the Property without reliance on this or any other confidential information, written or verbal, from Binswanger or the Seller.

This Confidential Offering Memorandum does not constitute an offer to accept any sale proposal but is merely a solicitation of interest with respect to the sale described herein. This Confidential Offering Memorandum does not constitute an offer of security.

Prospective purchasers are recommended to seek professional advice. This includes legal, tax, environmental, engineering and others as deemed necessary relative to a purchase of this Property. All the information is also subject to market conditions and the state of the economy, especially the economy as it relates to real estate is subject to volatility. The Owner (Seller) expressly reserves the right, at its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party, at any time, with or without written notice. The Seller and Binswanger reserve the right to negotiate with one or more prospective purchasers at any time.

Only a fully executed Real Estate Purchase Agreement, approved by the Seller, shall bind the property. A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or the information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in a fully-executed Real Estate Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against the Seller or Binswanger or any of their affiliates, officers, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

Each prospective purchaser and/or broker proceeds at their own risk.

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8 MINNEAKONING ROAD FLEMINGTON, NJ



EXECUTIVE SUMMARY

Binswanger is pleased to present an exceptional investment opportunity in the Hunterdon County Industrial Submarket. The offering includes a 26,620 SF industrial facility situated on 5.34 acres, strategically located just 2.1 miles from Route 202 and 8.2 miles from I-78. The property also benefits from proximity to major urban centers—only 26.3 miles from Trenton and 42 miles from Philadelphia.

Over the past year, industrial rental rates in the Hunterdon region have ranged from \$13.00 to \$14.00 per square foot, with average sale prices at approximately \$172/SF. Investment-grade industrial assets in this market typically command cap rates between 6% and 7%. Market activity has accelerated notably, driven by rising demand and continued growth in e-commerce.

PROPERTY OVERVIEW



PROPERTY DETAILS



BUILDING SIZE	Approximately 26,620 SF
LOT SIZE	5.34 Acres
MEZZANINE SIZE	About 2,100 SF
LOADING	Three (3) Docks / Three (3) Drive-ins
CLEAR HEIGHTS	10'3" – 18' 6"
ZONING	B-3 – Community Commercial District (Township of Raritan)
HVAC	Seven (7) HVAC Units
COLUMN SPACING	Varied Column Spacing
BLOCK/LOT	16.01/68
WATER	Public (Flemington Water Department)
SEWER	Public (RTMUA)
OTHER	<p>With ~1.5 acres of paved ground and 5.24 acres total, the site offers an excess of outdoor storage capabilities</p> <p>Combination Asphalt & Modified Bitumen with Silver Coating Roof</p>

ADDITIONAL IMAGES



MARKET OVERVIEW



STATISTICS:

HUNTERDON COUNTY INDUSTRIAL SUBMARKET



6.3%

Vacancy rate
(Q4 2025)



\$14.10

Market Asking Rent/SF
(Q4 2025)



7.5M

Inventory SF
(Q4 2025)



37.7M

12-Month Sales Volume
(Q4 2025)



51.7K

12-month Net Absorption SF
(Q4 2025)



8.6%

Annual Rent Growth
(5 year average)

STRATEGIC LOCATION

Located directly off Route 202, this property provides easy access to the immediate region



ALLENTOWN, PA

NEWARK LIBERTY INTERNATIONAL AIRPORT

HOLLAND TUNNEL

NEW HOPE - LAMBERTVILLE TOLL BRIDGE

TRENTON, PA

PHILADELPHIA, PA

PHILADELPHIA INTERNATIONAL AIRPORT

DISTANCES FROM PROPERTY

- **ROUTE 202** | 2.1 MILES
- **I-78** | 8.2 MILES
- **NEW HOPE - LAMBERTVILLE TOLL BRIDGE** | 13.6 MILES
- **I-295** | 19.6 MILES
- **TRENTON** | 26.3 MILES
- **I-195** | 32.8 MILES
- **I-95** | 39.4 MILES
- **PHILADELPHIA** | 42 MILES
- **ALLENTOWN PA** | 45.8 MILES
- **NEWARK LIBERTY INTERNATIONAL AIRPORT** | 49 MILES
- **HOLLAND TUNNEL** | 57 MILES

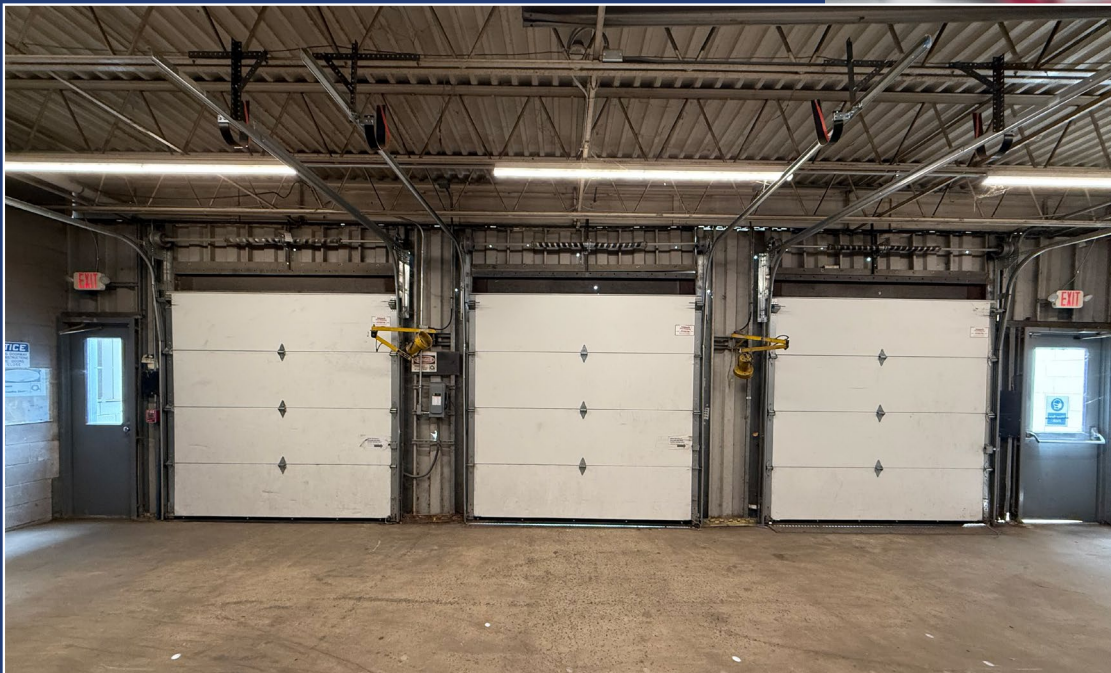
PROPERTY ZONING



PROPERTY ZONING

B-3 Zoning (Raritan Township)

This zoning allows for community commercial use. The B-3 zoning allows for the establishment of commercial businesses that are not classified as major or minor industrial uses, but rather as community-oriented businesses that contribute to the local economy and community well-being.



BID INSTRUCTIONS



BID INSTRUCTIONS



Binswanger is advising Ownership regarding the disposition of the property located at **8 Minneakoning Road, Flemington, New Jersey.**

This property is being offered to prospective purchasers through an offer process. The property will be sold “as is, where is.” The Owner will consider all offers that comply with this Offering Procedure.

The Owner is under no obligation to accept the highest offer or any offer. To qualify for review of this offer, buyers must follow the provisions, requirements, terms, and conditions of this Offering Memorandum, including these instructions.

TERMS AND CONDITIONS

The property will be sold based on a structured bid process. No asking price has been established; however, ownership reserves the sole and absolute right to accept or reject any and all bids. The successful offer will be selected based on a variety of criteria including, but not limited to; the offer price; contingencies and due diligence criteria, timeline to closing, deposit funds, including “at-risk” deposit at contract execution, proven ability, and prior success in closing on a transaction of this size.

This investment opportunity is being made to principals only and the offering price should be presented net of all transaction costs.

OFFERING PROCEDURE

All submissions must be in electronic form submitted to cpennington@binswanger.com

Offers should be submitted in the form of a non-binding letter of intent and should specify the following:

- Offering Price
- Study Period (if any)
- Earnest Money Deposit
- Contingencies (if any)
- References
- Documentation of previously completed transactions
- Sources of Funds (Equity and Debt)
- Consents and/or approvals needed (if any)
- Any other information having a direct bearing on the buyer’s ability to close the proposed transaction

Property inspections will be made by appointment only and arranged through Binswanger.



BINSWANGER
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Three Logan Square
1717 Arch Street, Suite 5100
Philadelphia, PA 19103

www.binswanger.com

PRIMARY CONTACTS



CHRIS PENNINGTON

Senior Vice President & Partner
215.448.6053
cpennington@binswanger.com



MIKE TORSIELLO, SIOR

Senior Vice President
215.448.6210
mtorsiello@binswanger.com



MATT FENNELLY

Vice President
215.448.6236
mfennelly@binswanger.com