

11 Royal Road

RARITAN (FLEMINGTON)



FOR LEASE

AVAILABLE
AROUND END
OF 2023

PG. 2

LOCATION MAP

PG. 3

SITE PLAN

PG. 4

ELEVATIONS PLAN

CLASS A INDUSTRIAL FLEX

69,400 SQUARE FOOT BUILDING, DIVISIBLE TO 9,100 SQUARE FOOT UNITS

- ZONED I-2 INDUSTRIAL
- SEVEN LOADING DOCKS
- NEW CONSTRUCTION
- PUBLIC SEWER AND WATER
- ESFR FIRE SUPPRESSION
- 32 FOOT CLEAR CEILING HEIGHT
- TWO GRADE LEVEL DOORS
- 3000 AMP / 3 PHASE ELECTRIC
- 132 PARKING SPACES
- ~6.5 AC SECONDS FROM RT 202

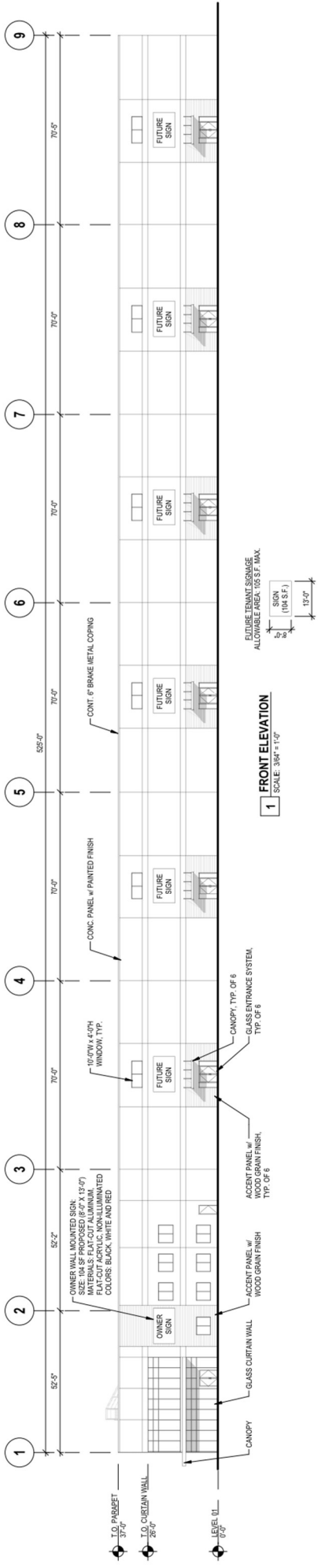
PRINCIPAL PERMITTED USES

- ✓ WAREHOUSING/DISTRIB.
- ✓ MANUFACTURING AS PER I-1
- ✓ RECREATIONAL FACILITIES
- ✓ PROFESSIONAL OFFICES
- ✓ CHILDCARE CENTERS
- ✓ RESEARCH FACILITY
- ✓ WHOLESALE/LIMITED RETAIL

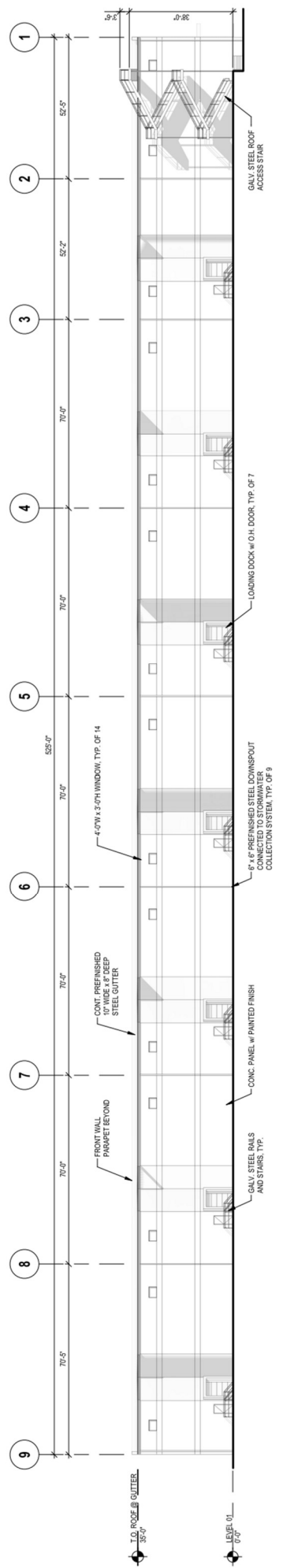
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1 FRONT ELEVATION
SCALE: 3/8" = 1'-0"



2 REAR ELEVATION
SCALE: 3/8" = 1'-0"

