

FLEMINGTON JUNCTION BUSINESS CENTER

115 River Road | Flemington | Hunterdon County | New Jersey



**150,000 SF (+/-) OF WAREHOUSE AND OFFICE SPACE
FOR LEASE IN HUNTERDON COUNTY, NJ**

Situated in a Prime Location Right Off Route 31

FEATURES

- 150,000 sf (+/-) four (4) building warehouse complex situated in a prime location right off of Route 31
- Units start at 1,250 and 2,500 sf (+/-) and can be coupled to facilitate any size up to 40,000 sf (+/-) to accommodate larger spaces
- 32' clear ceiling heights, 25' x 50' column spacing, heavy power, LED warehouse lighting, 360-degree site circulation, heavy floor load, loading docks and/or drive-ins
- Principal permitted uses are warehouse, manufacturing, fabrication, research, office and indoor recreation
- Separate utilities and entrances for each tenant
- Full wet sprinkler system throughout with central station monitoring
- Easy access from major highways including Routes 202 and 22 as well as Interstate 78
- 270 Parking spaces available on-site with handicap accessibility

DEMOGRAPHICS

Radius	3 Miles	5 Miles	7 Miles
Population	17,432	35,338	54,146
Households	6,508	12,877	19,283
Average Household Income	\$143,924	\$135,358	\$133,792

11/21

SUITE SIZES FOR LEASE

UP TO 32,500 SF (+/-) - WILL DIVIDE



(908) 874-8686 | LarkenAssociates.com

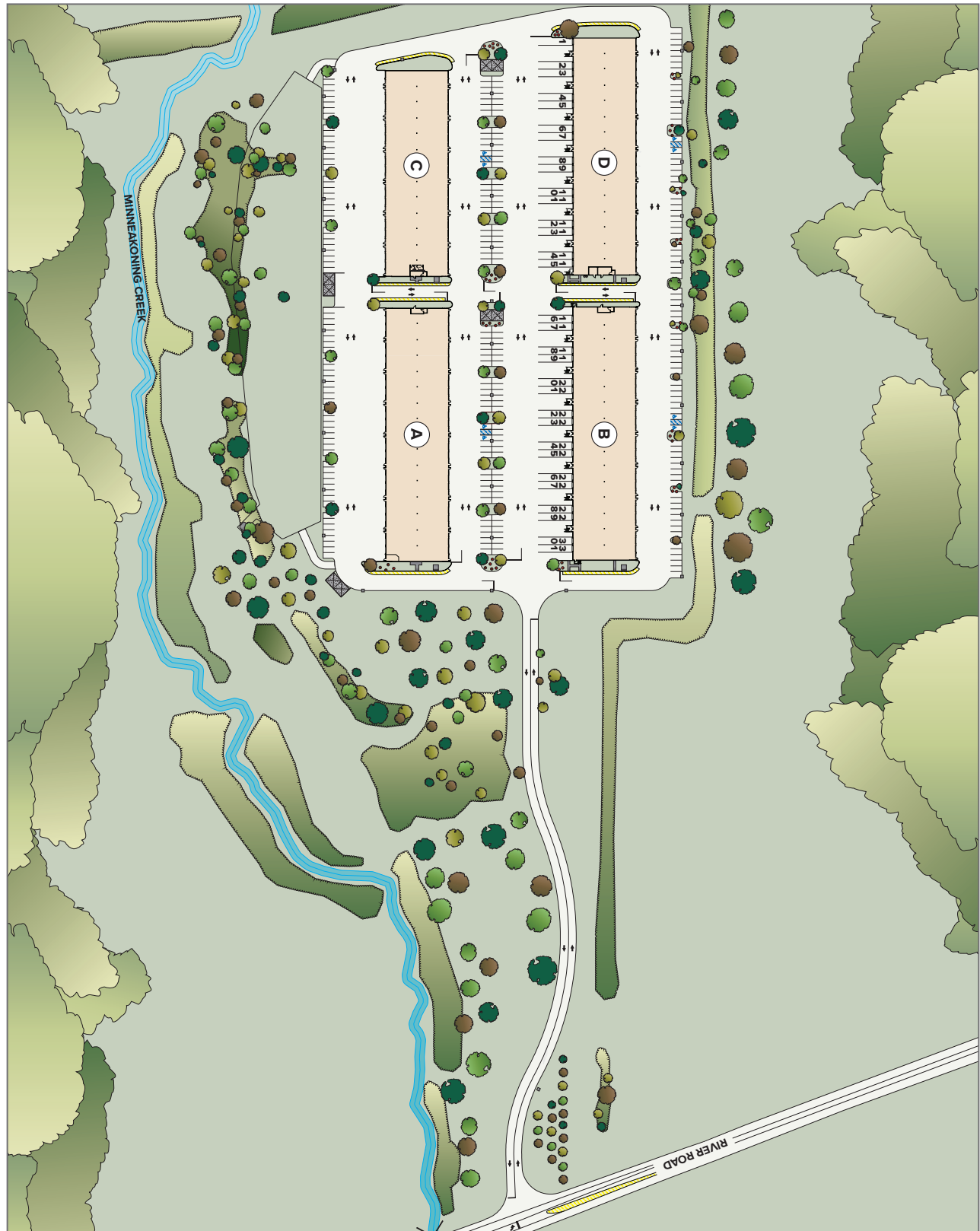
Immediate Occupancy | Brokers Protected

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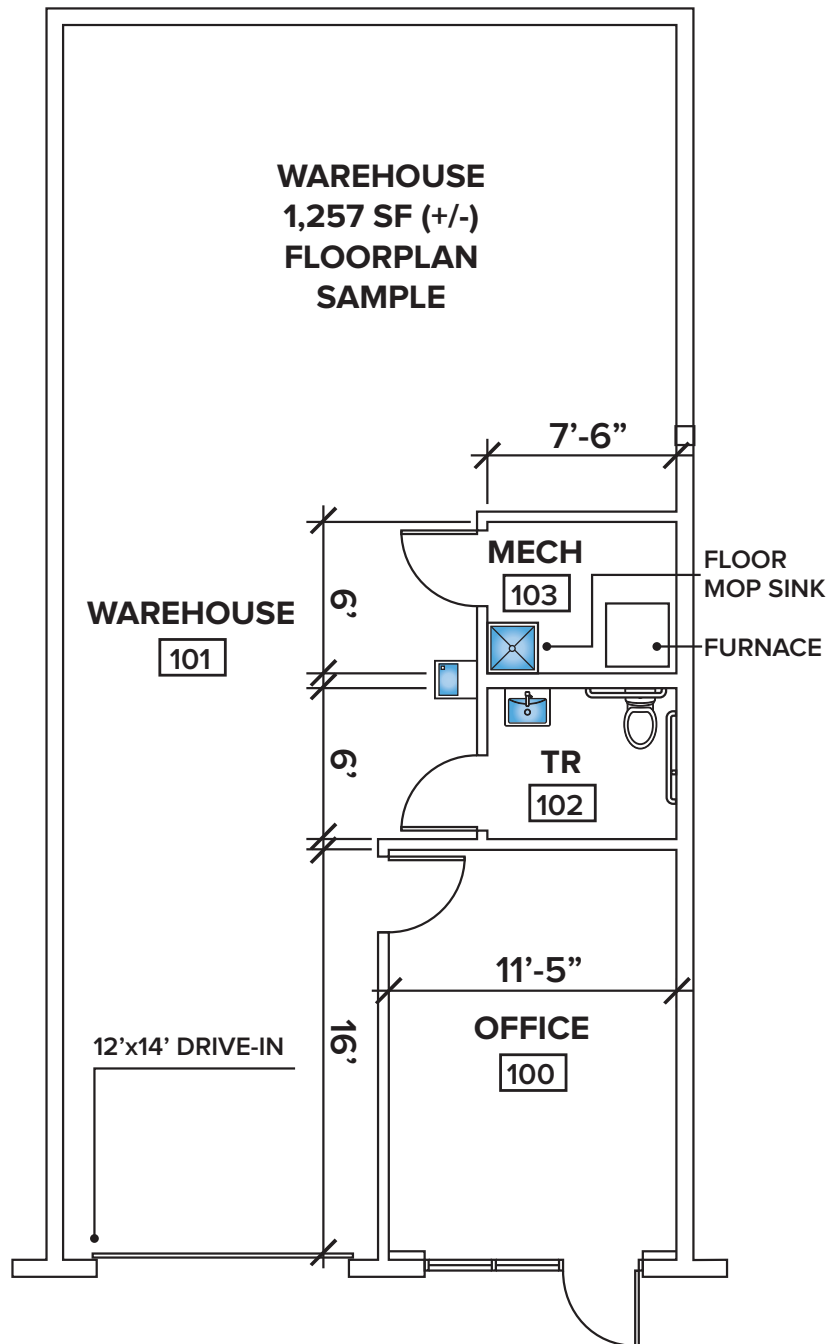
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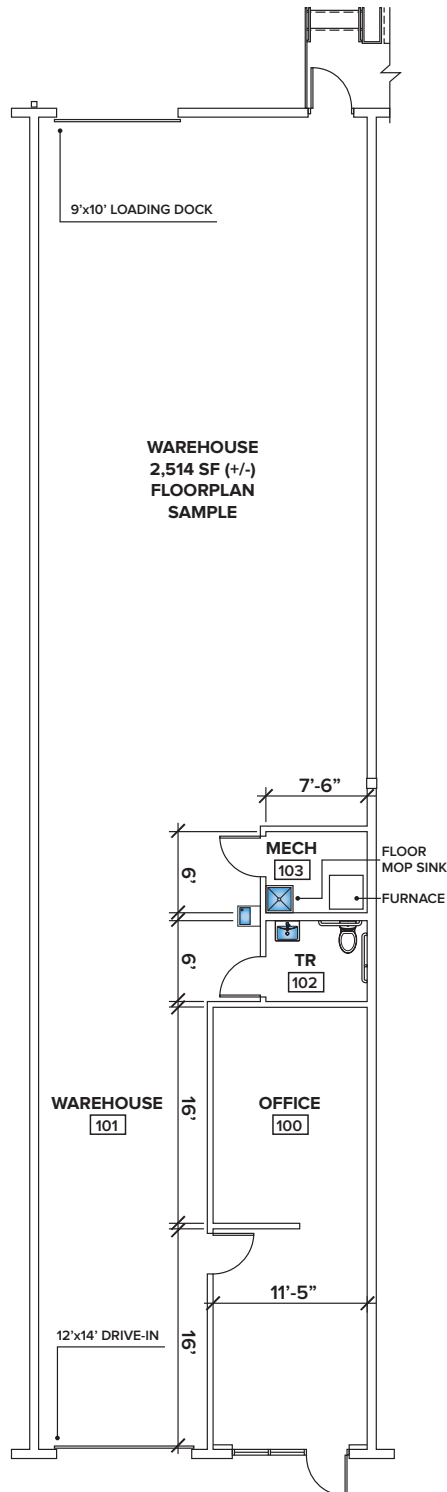


SAMPLE FLOORPLAN: 1,257 sf (+/-)

Subject to errors & omissions. Prices & incentives subject to change without notice. Renderings are for presentation only & may not reflect final dimensional, structural, decoration & furnishing details. All dimensions are approximate. 3/25

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SAMPLE FLOORPLAN: 2,514 sf (+/-)

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