



# Macedo Business Park

## Office Space For Lease

25 & 27 Minneakoning Road, Flemington  
Hunterdon County, New Jersey, 08822

### PROPERTY DESCRIPTION

Macedo Business Park is the premier industrial/office/flex campus within beautiful Hunterdon County, NJ. The park consists of three buildings totaling 161,000 SF, 2 story steel, concrete, and red brick office/industrial buildings with tinted aluminum windows. Immaculately maintained. Onsite property management. Located within 1 mile from Route 31 and within a market with significant new commercial and residential developments.

### AVAILABLE OFFICE SPACE

#### **(Bldg. II #25)**

Suite 100: ± 940 SF

Suite 201: ±3,340 SF

#### **(Bldg. I #27)**

Suite 102: ±3,285 SF

Suite 102.5: ± 1,880 SF

Suite 201: 2,524 SF (Move-In Condition)

Suite 202: 4,160 SF

Suite 203: 4,586 SF

} Can be combined

} Can be combined

### RENTAL RATES

Upon request, subject to use and creditworthiness

### CAM & REAL ESTATE TAXES

\$3.91 psf projected 2026

### ZONING

1-2 Major Industrial Zoning District.

## FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE LEASING AGENT

**Joel Tomlinson**

**Asst. VP – Retail Brokerage**

**908.604.6900 x 108**

**[jtomlinson@silbertrealestate.com](mailto:jtomlinson@silbertrealestate.com)**

# SILBERT

REALTY & MANAGEMENT COMPANY, INC.

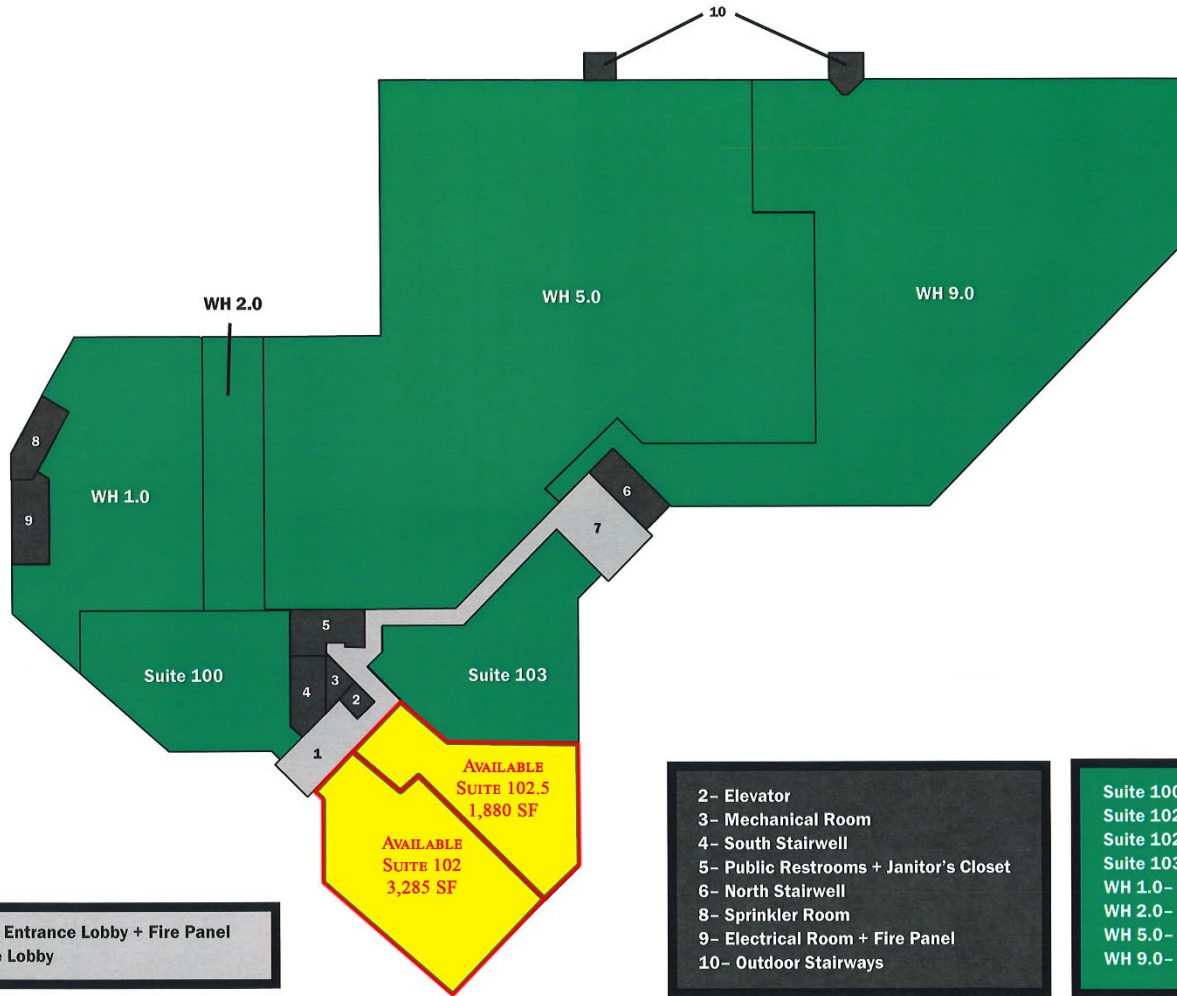
152 Liberty Corner Road  
Suite 203  
Warren, NJ 07059

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# 27 Minneakoning Road –1<sup>st</sup> Floor Leasing Plan



1- Minneakoning Entrance Lobby + Fire Panel  
7- River Entrance Lobby

2- Elevator  
3- Mechanical Room  
4- South Stairwell  
5- Public Restrooms + Janitor's Closet  
6- North Stairwell  
8- Sprinkler Room  
9- Electrical Room + Fire Panel  
10- Outdoor Stairways

Suite 100- Wm Stothoff Co. Office  
Suite 102- VACANT  
Suite 102.5- VACANT  
Suite 103- Turner  
WH 1.0- Moss Landscaping  
WH 2.0- Turner  
WH 5.0- Macedos Construction  
WH 9.0- AJG Packaging

# 27 Minneakoning Road – 2<sup>nd</sup> Floor Leasing Plan



1- Minneakoning Upper Lobby  
7- River Upper Lobby

2- Elevator  
3- Mechanical Room + Roof Access  
4- South Stairwell  
5- Public Restrooms + Janitor's Closet  
6- North Stairwell

Suite 201- Available For Lease  
Suite 202- Available For Lease  
Suite 203- Available For Lease

# 25 Minneakoning Road –1<sup>st</sup> Floor Leasing Plan

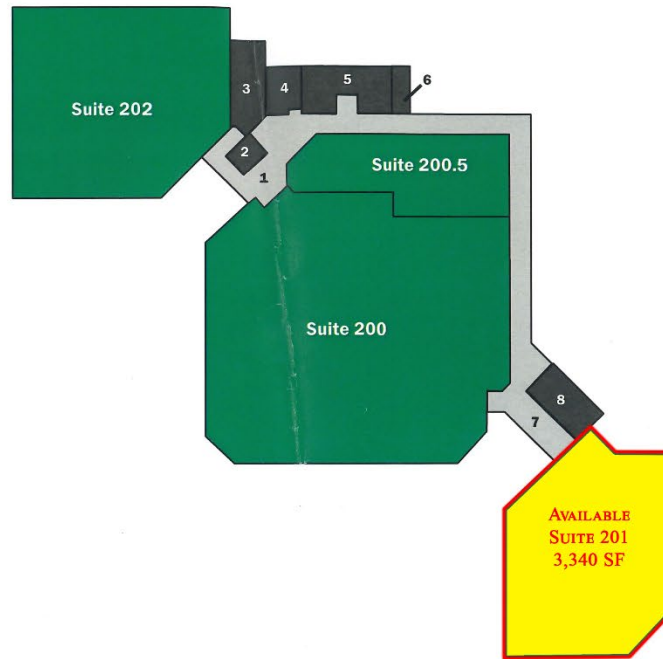


1- West Entrance Lobby  
7- East Entrance Lobby

2- Elevator  
3- West Stairwell  
4- Storage  
5- Public Restrooms  
6- Janitor's Closet  
8- East Stairwell  
17- Sprinkler Room  
18- Electrical Room + Fire Panel  
19- Outdoor Stairways

Suite 100- VACANT  
Suite 100.5- Opportunity Equipment  
Suite 101- Waltron, Bull, & Roberts  
Suite 102- Dentist  
WH 1.0- Corporate Furniture Services  
WH 3.0- Waltron, Bull & Roberts  
WH 5.0- Macedo Pumping Co.  
WH 6.0- Macedos Construction

# 25 Minneakoning Road -2<sup>nd</sup> Floor Leasing Plan



1- West Upper Lobby  
7- East Upper Lobby

2- Elevator  
3- West Stairwell  
4- Storage + Roof Access  
5- Public Restrooms  
6- Janitor's Closet  
8- East Stairwell

Suite 200- Macedos Construction Office  
Suite 200.5- Macedos Construction Gym  
Suite 201- VACANT  
Suite 202- Master Martini

# Regional Trade Aerial

