

# HILLSBOROUGH BUSINESS CENTER

Raider Boulevard | Hillsborough | Somerset County | New Jersey



Building 23



Building 14



Building 12



Building 16

**596,315 SF (+/-) OF INDUSTRIAL, FLEX,  
WAREHOUSE AND OFFICE SPACE**

## FEATURES

- Situated one block off Route 206 in Hillsborough Township, bounded by Homestead Road, Stryker Lane and Raider Boulevard
- Easy access from all major highways including Routes 1, 22, 206, Interstates 78 and 287
- General industrial zoning provides for multiple permitted uses such as office, lab, R&D, warehousing, distribution, light manufacturing, assembly and recreation
- 100 Acres of professionally landscaped and managed facilities across 27 separate buildings
- Units start at 1,135 sf (+/-) and can be coupled to facilitate any size up to 36,000 sf (+/-) to accommodate larger industrial users
- Full wet system throughout with central station monitoring
- Separate utilities and entrances for each tenant, 18'-20' clear ceiling heights, tailboard and/or drive-in, heavy floor load and on-site fitness center
- Close proximity to hotels, restaurants, banking, shopping, retail services and entertainment



**(908) 874-8686 | LarkenAssociates.com**

Immediate Occupancy | Brokers Protected

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Building 4



Building 1



Building 6



Building 8

DEMOGRAPHICS			
Radius	3 Miles	5 Miles	7 Miles
Population	35,042	83,855	170,994
Households	12,824	30,035	62,971
Average Household Income	\$127,040	\$130,613	\$129,247

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