

# FLEMINGTON JUNCTION BUSINESS CENTER III

21 Minneakoning Road | Flemington | Hunterdon County | New Jersey



## COMING TO HUNTERDON COUNTY, NJ TWO (2) BUILDINGS: 35,343 AND 35,294 SF (+/-)

**Warehouse Space Situated in a Prime Location Right Off Route 31**

### FEATURES

- Units start at 3,900 sf (+/-) and can be coupled to facilitate any size up to 35,300 sf (+/-) (accessory office is permitted)
- Six (6) loading dock doors with dock levelers and multiple drive-in doors
- 32' clear ceiling height, LED motion sensor lighting, 360-degree site circulation and heavy floor load
- Principal permitted uses are warehouse, manufacturing, fabrication, research, office and indoor recreation
- 1600 Amps: 480/277V Three (3) Phase electric service
- ESFR wet sprinkler system throughout with central station monitoring
- Separate utilities and entrances for each tenant
- Easy access from major highways including Routes 202, 31 and 22 as well as Interstate 78
- 142 Car parking spaces available on-site (32 banked spaces for future development)
- Four (4) dual EV charging stations available

### 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

#### NOW PRE-LEASING!

**3,900, 4,100, 9,000 up to 35,300 sf (+/-)**



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