



# AVAILABLE

**SHELBOURNE@PERRYVILLE III**

53 Frontage Road, Perryville, New Jersey

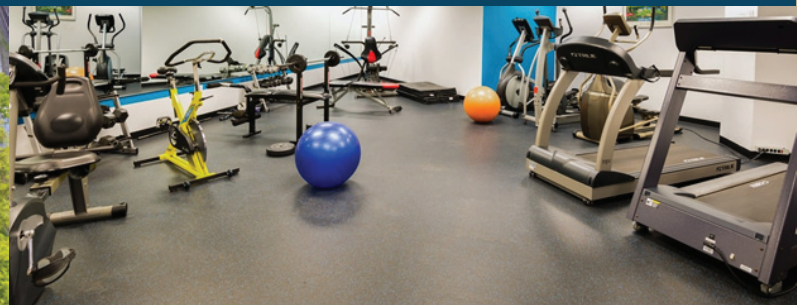


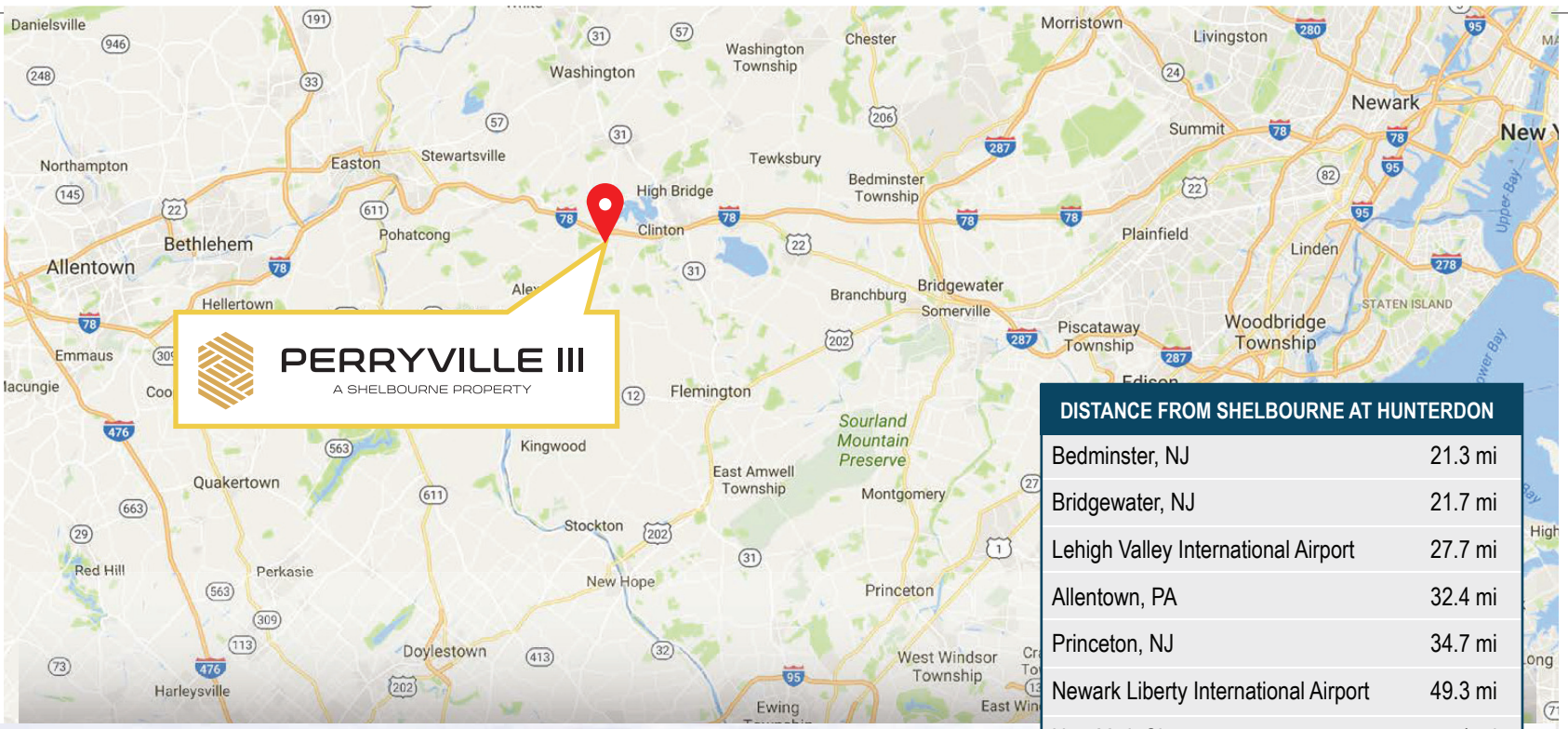
## 288,280 Square Foot Class A Headquarters Quality Office Building

**On site amenities to meet the demands of today's tenants.**

- Full service cafeteria
- Fitness Center
- Outdoor recreation with tennis courts, basketball court, walking / running path
- High speed fiber
- Full service, responsive property management

**Spectacular setting in the Hills of Hunterdon yet only a short drive from suburban and urban hubs.**





DISTANCE FROM SHELBOURNE AT HUNTERDON	
Bedminster, NJ	21.3 mi
Bridgewater, NJ	21.7 mi
Lehigh Valley International Airport	27.7 mi
Allentown, PA	32.4 mi
Princeton, NJ	34.7 mi
Newark Liberty International Airport	49.3 mi
New York City	57.4 mi
Philadelphia	62.9 mi

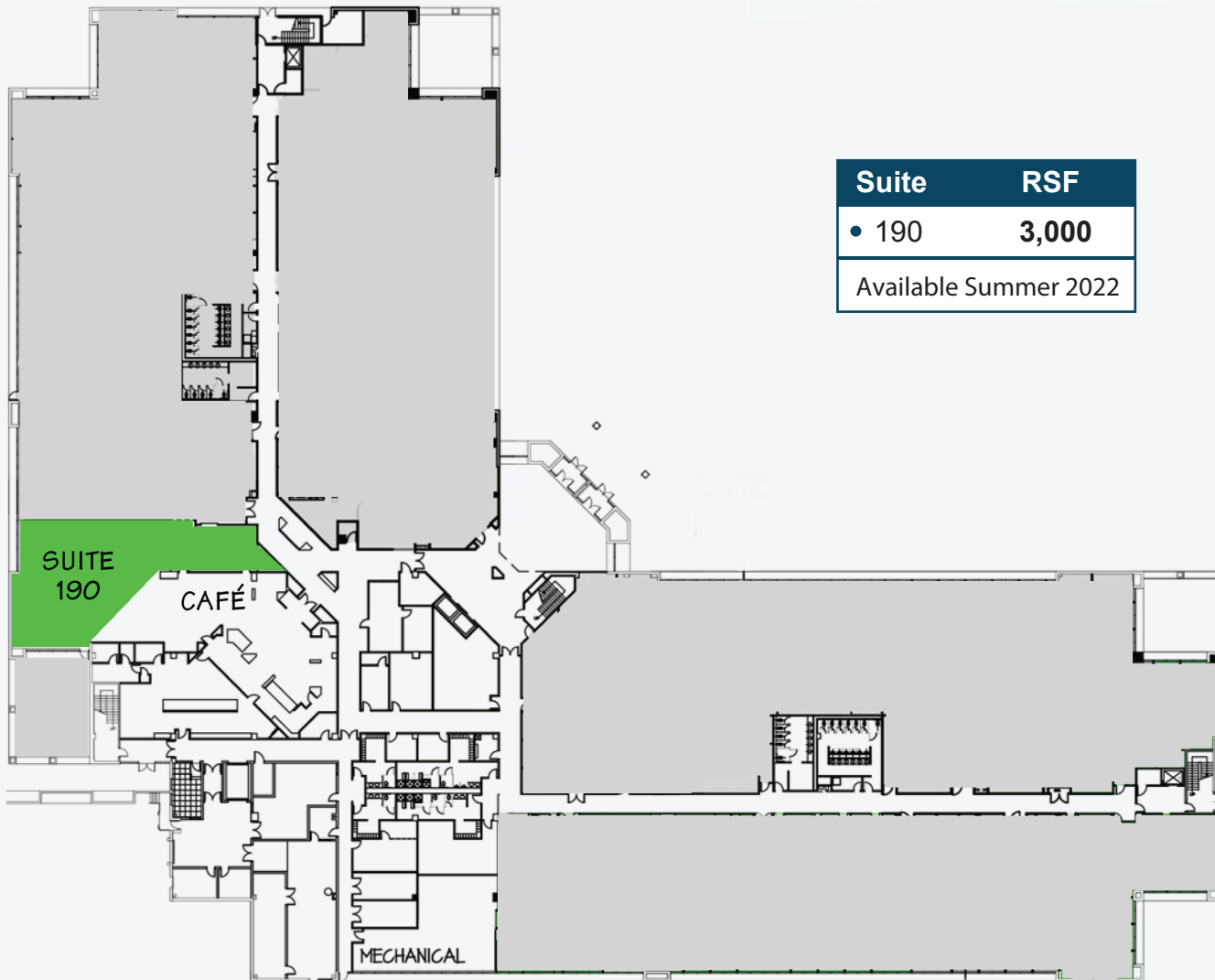


The Arlington Group  
 331 Newman Springs Road, Bldg 1, Suite 143  
 Red Bank, New Jersey 07701

**Rick Heilmann, SIOR**  
**732-735-7284**  
 rick@arlingtongrouprealestate.com



# SPACE AVAILABLE 1st FLOOR



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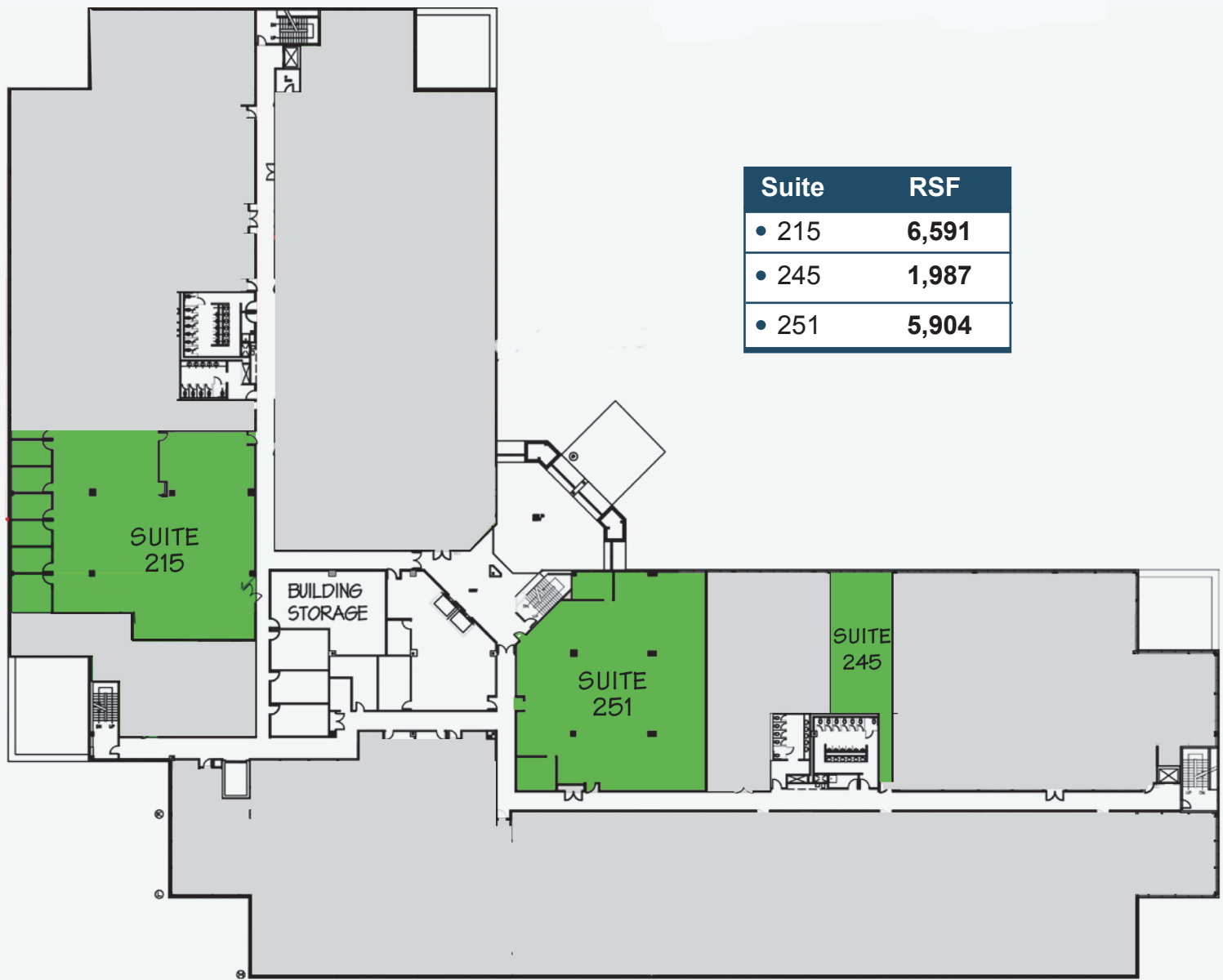
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# SPACE AVAILABLE 2<sup>nd</sup> FLOOR



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