

FLEMINGTON JUNCTION BUSINESS CENTER II

20 Minneakoning Road | Flemington | Hunterdon County | New Jersey



COMING TO HUNTERDON COUNTY, NJ PREMIER 50,000 SF (+/-) WAREHOUSE BUILDING

Situated in a Prime Location Right Off Route 31

FEATURES

- Units start at 3,125 sf (+/-) and can be coupled to facilitate any size up to 50,000 sf (+/-) (accessory office is permitted)
- Fifteen (15) loading dock doors with dock levelers and two (2) drive-in doors
- 32' clear ceiling height, 41' x 50' column spacing, LED motion sensor lighting, 360-degree site circulation and heavy floor load
- 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
- 47 Car parking spaces available on-site (24 banked spaces for future development)
- Two 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 LEASING!
3,125 up to 37,500 sf (+/-)



(908) 874-8686 | LarkenAssociates.com

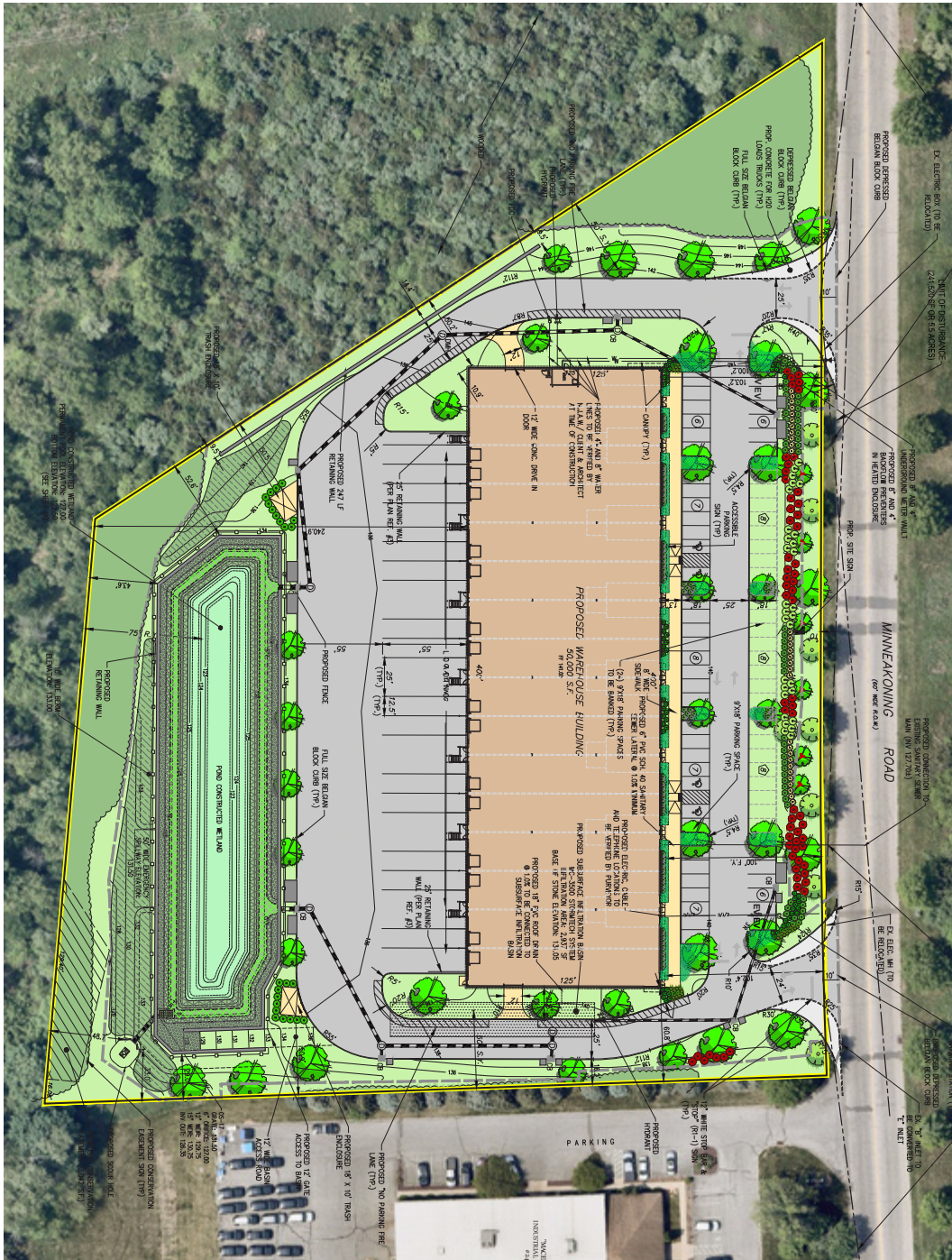
Brokers Protected

Raider Realty is a Licensed Real Estate Broker. No warranty or representation, express or implied, is made to the accuracy of the information contained herein and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions, imposed by our principals and clients. 10/24



FLEMINGTON JUNCTION BUSINESS CENTER II

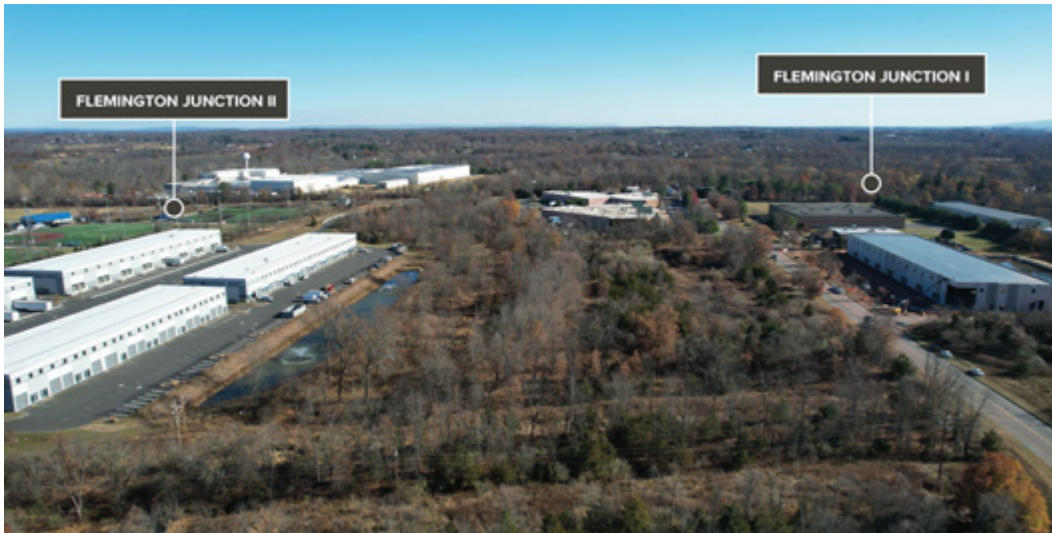
20 Minneaking Road | Flemington | Hunterdon County | New Jersey



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. 10/24

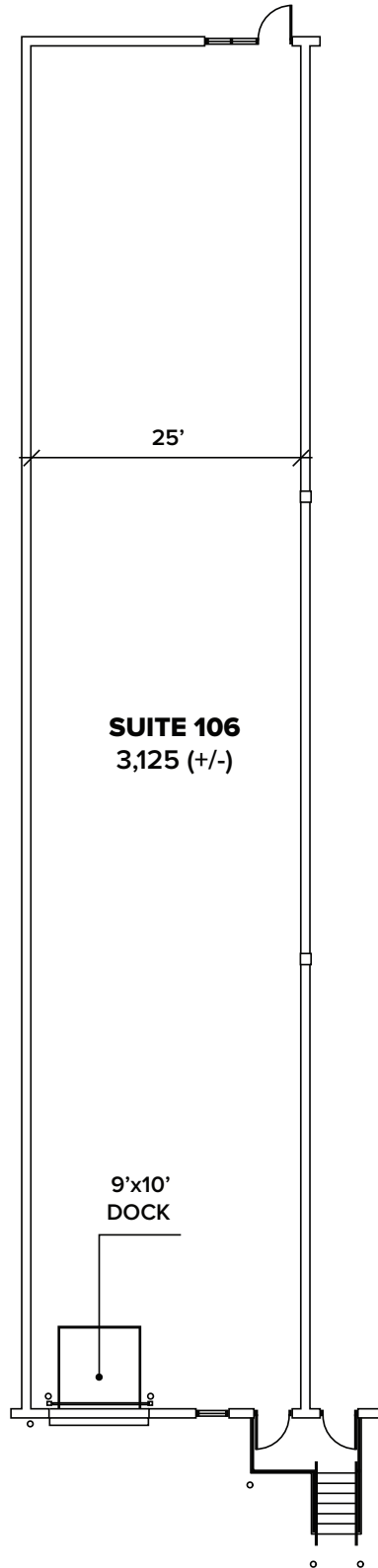
FLEMINGTON JUNCTION BUSINESS CENTER II

20 Minneakoning Road | Flemington | Hunterdon County | New Jersey



FLEMINGTON JUNCTION BUSINESS CENTER II

20 Minneakoning Road | Flemington | Hunterdon County | New Jersey

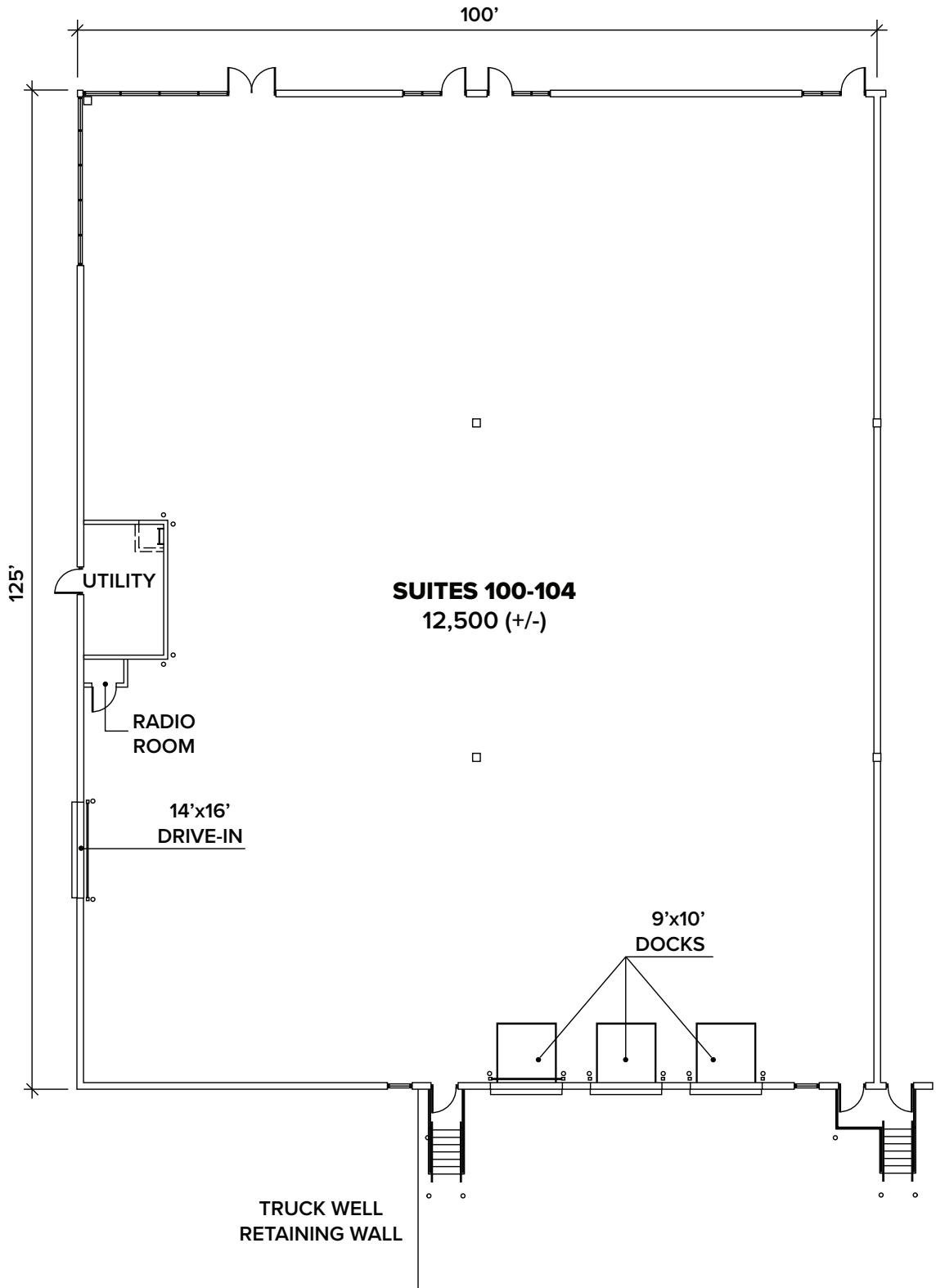


SAMPLE FLOORPLAN: 3,125 sf (+/-)

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. 10/24

FLEMINGTON JUNCTION BUSINESS CENTER II

20 Minneakoning Road | Flemington | Hunterdon County | New Jersey



SUITES 100-104: 12,500 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. 10/24