

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 4,100 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
- 31' clear ceiling height, 50' column spacing, 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!

4100, 8093, 18,000 up to 35,300 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. 8/26



FLEMINGTON JUNCTION BUSINESS CENTER III

21 Minneakoning Road | Flemington | Hunterdon County | New Jersey

