

Bartles Corner Business Park | 8 Bartles Corner Road | Flemington, NJ 08822

FOR SALE | 2ND FLOOR OFFICE SUITES AND/OR FULL FLOOR



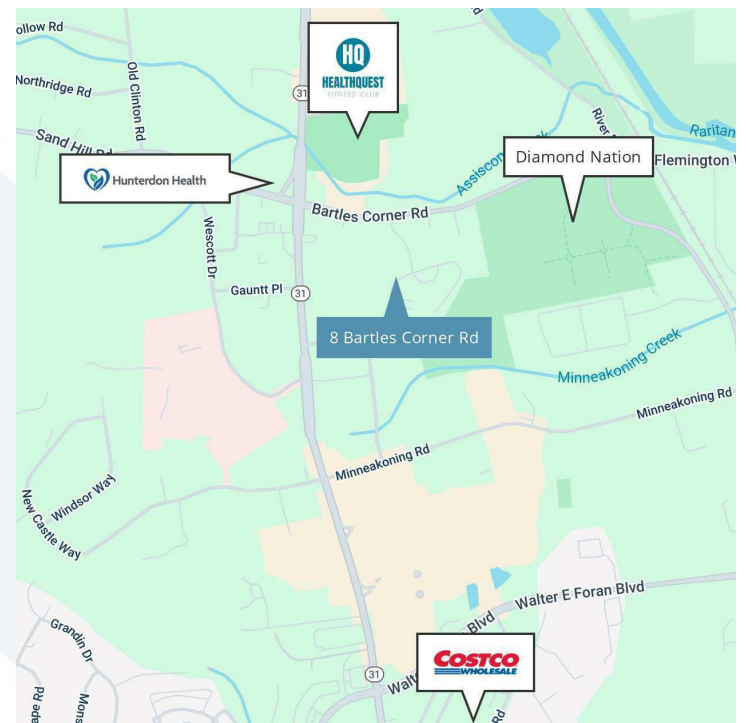
PROPERTY DESCRIPTION

Bartles Corner Business Park is a modern 87,250 SF industrial/flex/hi-tech/office business park on 8.5 acres in the I-2 zone. It is located just east of the intersection of State Route 31 and Bartles Corner Road, an intersection that carries more than 22,000 vehicles per day (TrafficMetrix 2022). The park was originally designed as a condominium park but only a few of these units are now third-party owned. A new roof was installed in October 2024 and a new HVAC system (\$40,000) was recently installed.

There is an option to buy individual condo units, a 1,000 SF space and a 4,500 SF space, or the entire 2nd floor of 5,500 SF.

SUITE INFORMATION

- 1,000 SF: \$99/SF
- 4,500 SF: \$99/SF
- Block: 16, Lot: 14



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ADDITIONAL PHOTOS



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