

11 Royal Road

RARITAN (FLEMINGTON)

FOR LEASE

AVAILABLE NOW



PG. 2

LOCATION MAP

PG. 3

SITE PLAN

PG. 4

ELEVATIONS PLAN

CLASS A INDUSTRIAL FLEX

69,400 SQUARE FOOT BUILDING, DIVISIBLE TO 9,100 SQUARE FOOT UNITS

- ZONED I-2 INDUSTRIAL
- SEVEN LOADING DOCKS
- NEW CONSTRUCTION
- PUBLIC SEWER AND WATER
- ESFR FIRE SUPPRESSION
- 32 FOOT CLEAR CEILING HEIGHT
- TWO GRADE LEVEL DOORS
- 3000 AMP / 3 PHASE ELECTRIC
- 132 PARKING SPACES
- ~6.5 AC SECONDS FROM RT 202

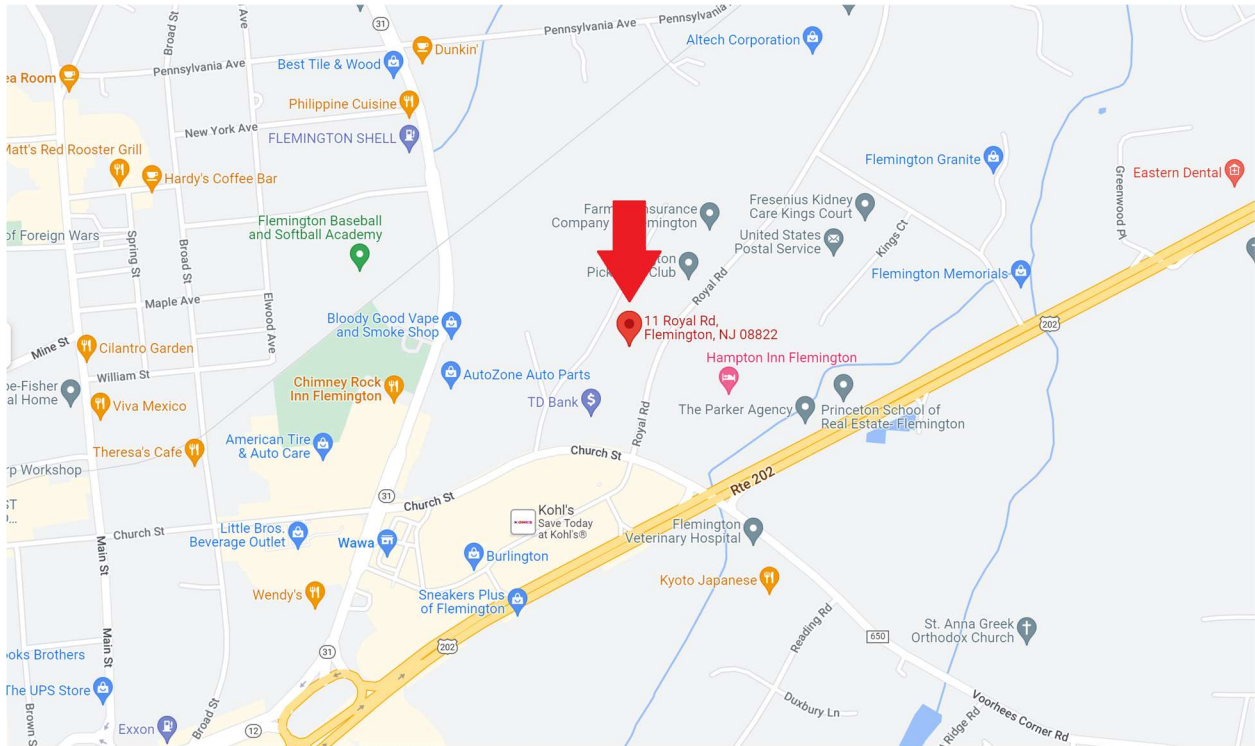
PRINCIPAL PERMITTED USES

- ✓ WAREHOUSING/DISTRIB.
- ✓ MANUFACTURING AS PER I-1
- ✓ RECREATIONAL FACILITIES
- ✓ PROFESSIONAL OFFICES
- ✓ CHILDCARE CENTERS
- ✓ RESEARCH FACILITY
- ✓ WHOLESALE/LIMITED RETAIL

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LOCATION DETAILS

11 Royal Road is a prime industrial building located in the heart of Raritan Township/Flemington. The location is hard to beat in Hunterdon County. The property provides Easy access to and from major highways including Routes 202, 31 and 22 as well as Interstates 78 and 287. All major stores and services are within minutes. Property is also located in close vicinity to the PA border as well as Trenton-Mercer airport. Property is also a short distance from the Raritan Commuter NJ Transit Line and under 50 miles from the New York Container Terminal.

