

FLEMINGTON JUNCTION BUSINESS CENTER II

20 Minneakoning Road | Flemington | Hunterdon County | New Jersey



50,000 SF (+/-) OF WAREHOUSE AND OFFICE SPACE FOR LEASE IN HUNTERDON COUNTY, NJ

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

FULLY LEASED



(908) 874-8686 | LarkenAssociates.com

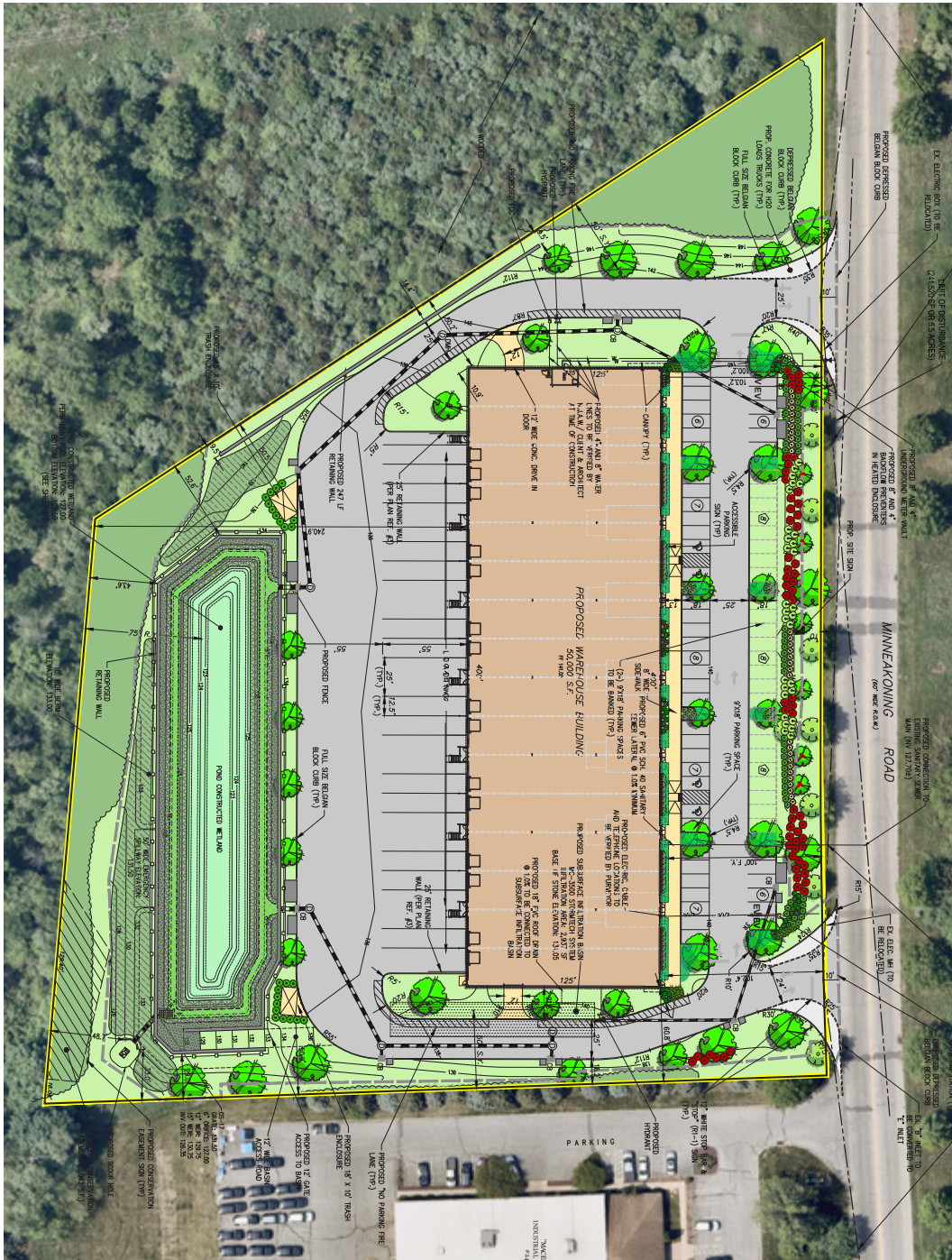
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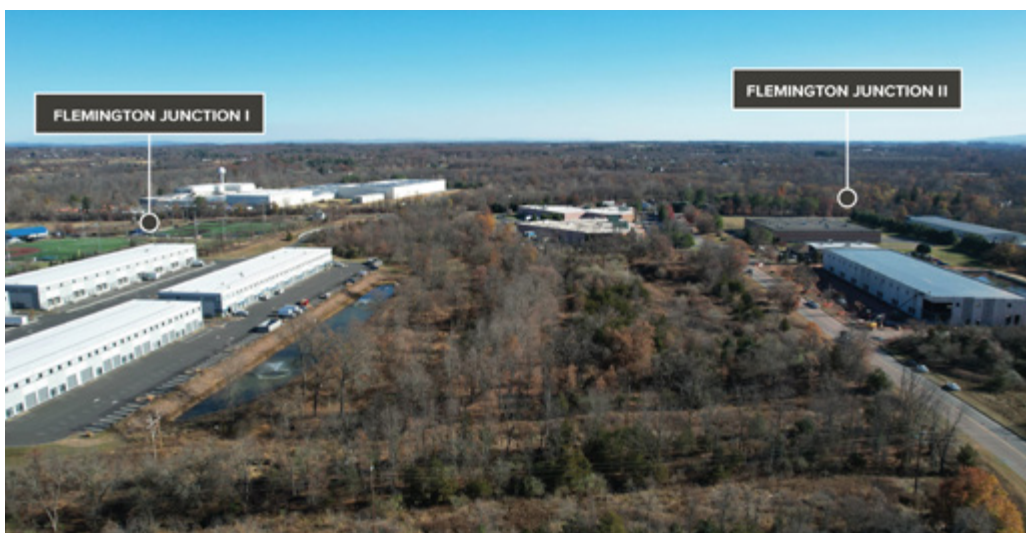
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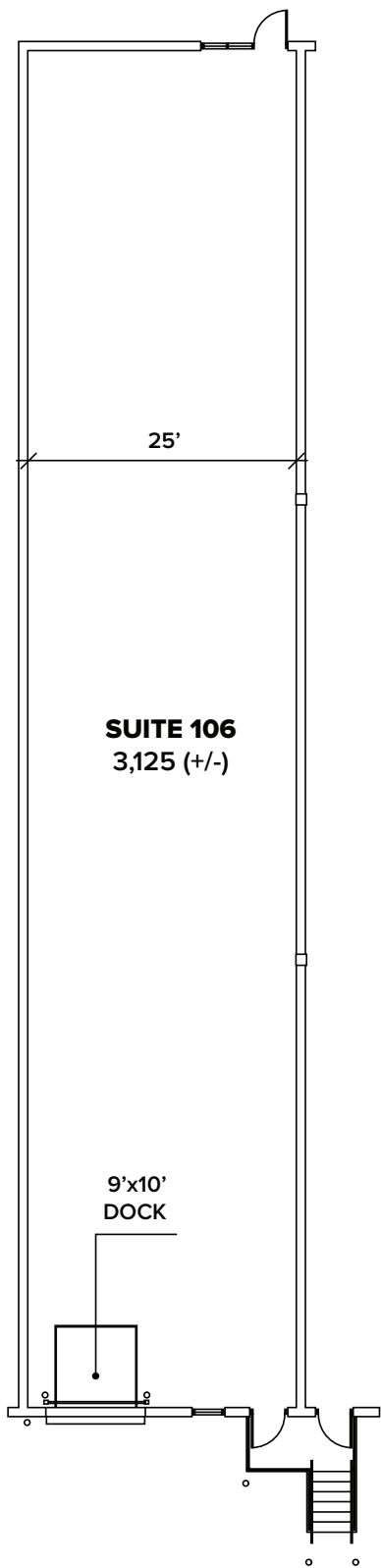
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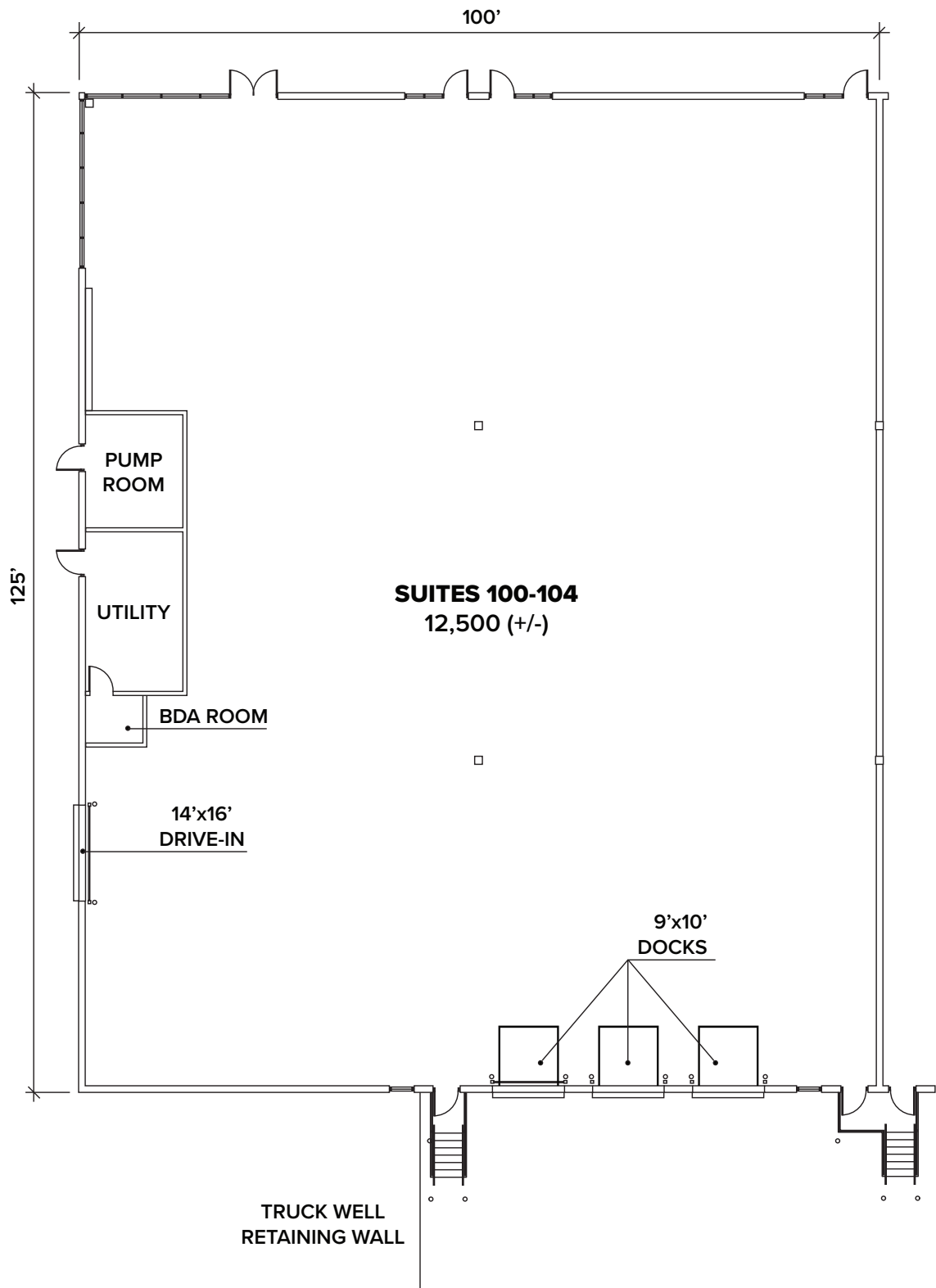


SAMPLE FLOORPLAN: 3,125 sf (+/-)

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SUITES 100-104: 12,500 sf (+/-)

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