



INDUSTRIAL PROPERTY FOR SUBLEASE

32,500 SF Available

115 River Road

Flemington, NJ 08822



BINSWANGER
UNIQUELY SPECIALIZED SINCE 1931



PROPERTY DETAILS

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BUILDING SIZE

- 32,500 SF Available for Sublease

CLEAR HEIGHTS

- 32' Clear Heights

COLUMN SPACING

- 38'10" x 24'4" Column Spacing

POWER

- Heavy Power

DRIVE INS

- Twenty-Four (24) Drive-ins - 12' x 14' and two (2) 14' x 14'

LIGHTING

- LED Lighting

SPRINKLER

- Wet Sprinkler System

CONSTRUCTION

- 2025 Construction

PARKING

- 58+/- Car Spaces

ADDITIONAL INFORMATION

- Separate Electrical and Water Room

ZONING

- I-2 – Major Industrial District (Raritan Township)

LOCATION

- In the recently constructed Flemington Junction Business Center off I-78, this site offers quick access to Route 31 & 202 Tenants draw from Hunterdon County's labor force situated almost equidistant from New York City and Philadelphia.

5 & 10 MILE RADIUS LABOR STATISTICS

39,935

Population

1,523

Construction Workers

1,684

Manufacturing Workers

123,395

Population

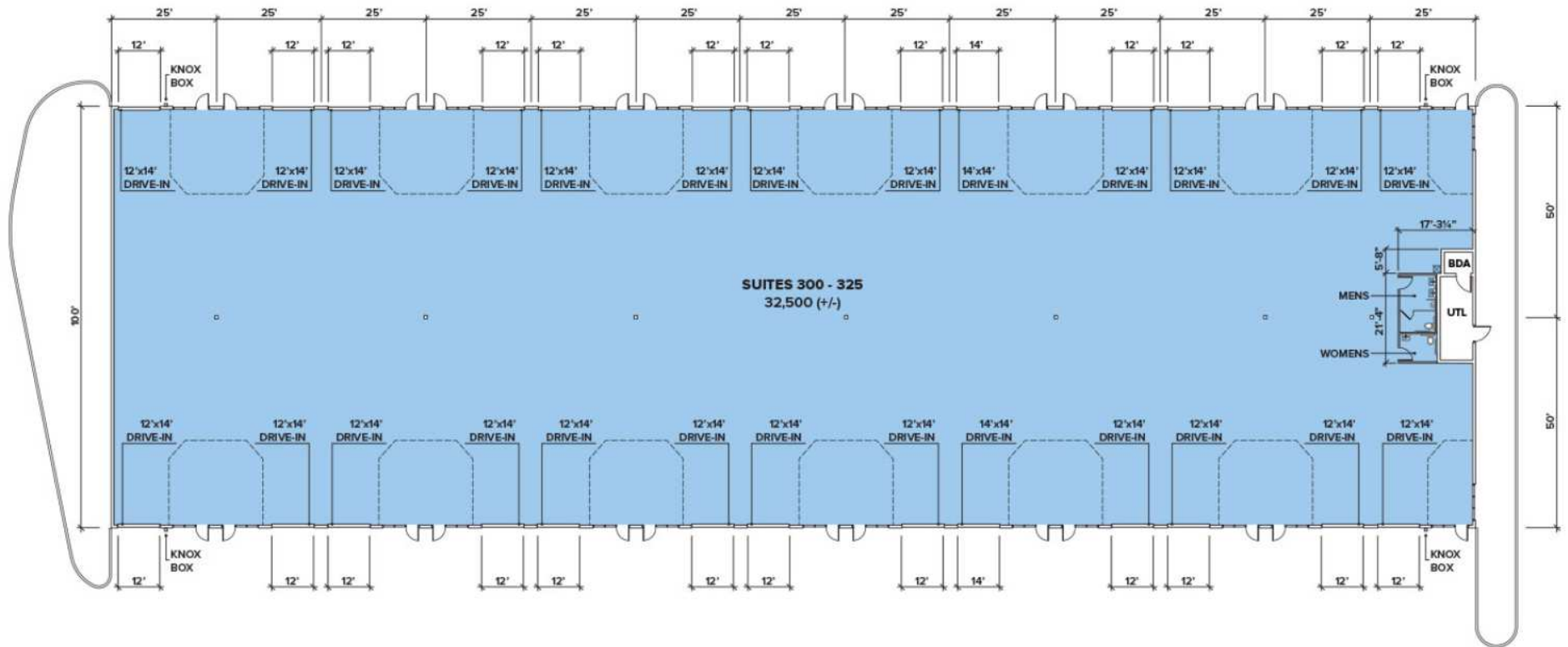
3,812

Construction Workers

4,576

Manufacturing Workers

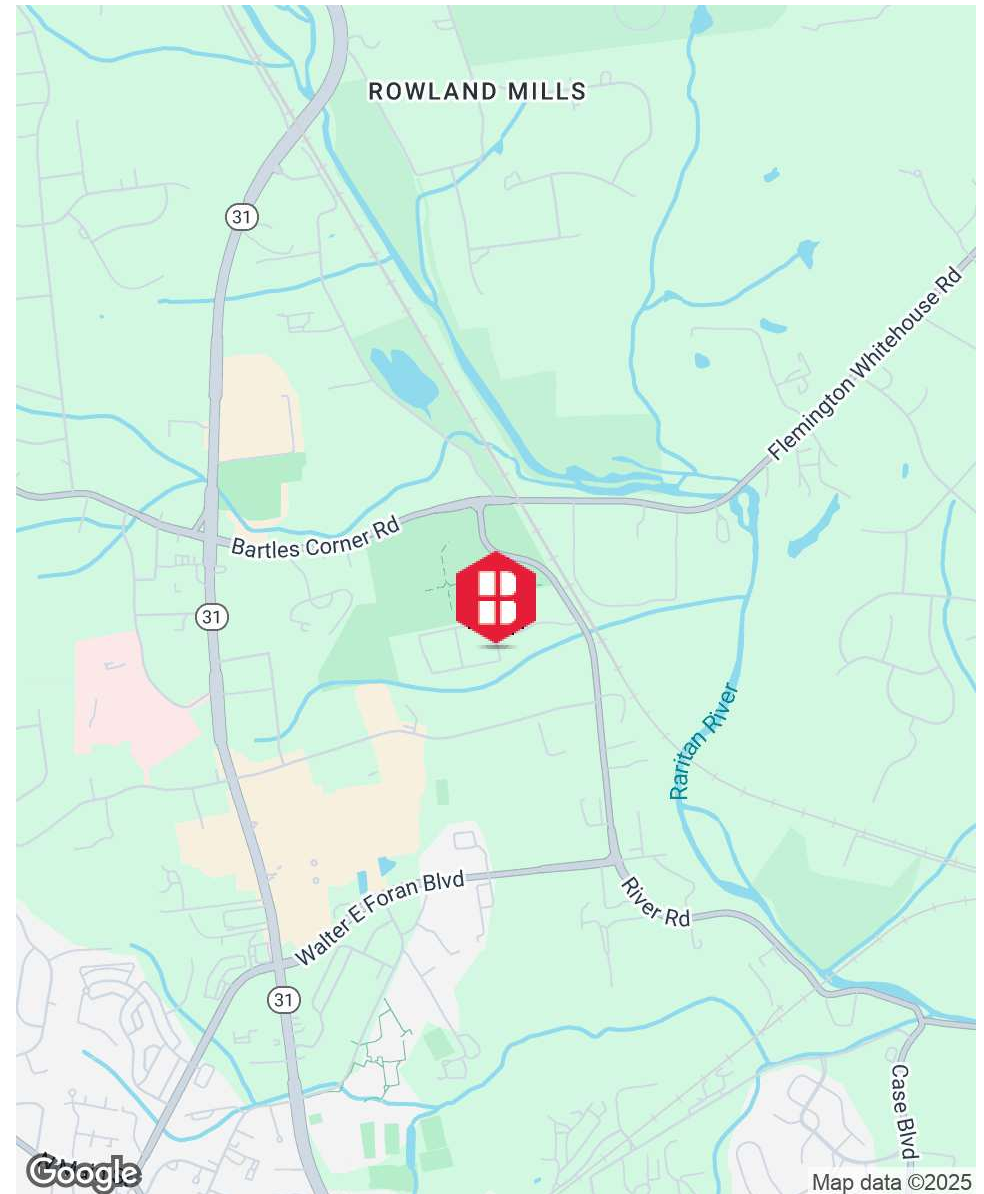
FLOOR PLANS



AREA MAP AND DISTANCES

KEY DISTANCES:

- Route 31 – **1.3 miles**
- Route 202 – **2.4 miles**
- I-78 – **8.8 miles**
- Route 206 – **15 miles**
- I-287 – **15.7 miles**
- I-295 – **20.6 miles**
- Scudder Falls Bridge – **21.9 miles**
- Newark Liberty International Airport – **44.2 miles**
- Port Newark/Elizabeth – **46.1 miles**
- Holland Tunnel – **52.2 miles**
- Philadelphia – **53 miles**





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