

For Sale or Lease  
+/- 26,620 Sq. Ft.

Ideal Conversion for Medical & Professional Offices, Public & Private Schools, Adult Day Care & Vocational Training Centers or Industrial/Distribution

## PRICE REDUCED



## 8 Minneakoning Road

Flemington, New Jersey

*This +/- 26,620 sq. ft. facility on 5.34 acres is strategically located with immediate access to Route 31 and minutes from Route 78 and Route 202.*

### Property Features

- +/- 26,620 sf free standing building situated on 5.34 acres.
- +/- 18,440 finished office space
- +/- 6,080 warehouse space
- +/- 2,100 mezzanine sf
- Expansion potential up to +/- 93,044 sq. ft.
- 18'6" ceiling height in warehouse
- 3 exterior loading docks, 1 drive-in
- Power – 5 main 200 amp 208/120v sub-panels, 3 Phase
- Gas heat
- 100+ parking spaces
- Flexible zoning – B3 Community Commercial Zone



*For Further Information Please Contact Exclusive Broker:*

**Thomas Kirczow, Senior Vice President**  
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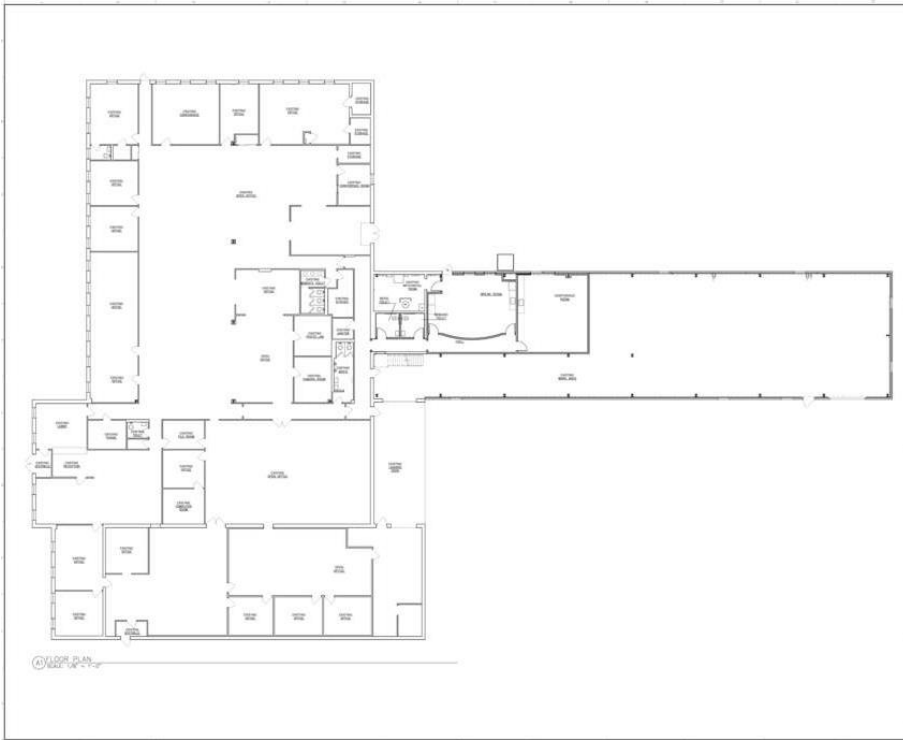
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1315 Stelton Road | Piscataway, NJ 08854  
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### Permitted Uses Include:

- Retail and service uses
- Hotels and Motels
- Civic and cultural facilities
- Banks, business and professional offices
- Funeral homes, clubs, lodges and fraternal organizations
- Printing and publishing shops
- Institutions
- Childcare centers
- Industrial/Distribution

**NAI DiLeo-Bram & Co.**

Commercial Real Estate Services, Worldwide.

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