



Welcome to Hillsborough Business Center



For Info Call (908) 874-8686
or visit www.larkenassociates.com





Industrial | Flex | Warehouse | Office

560,000 (+/-) sq. ft. of Space For Sale and/or Lease

- Situated one block off Route 206 in Hillsborough Township, bounded by Homestead Road, Stryker Lane & Raider Blvd.
- Easy access from all major highways including 1, 22, 78, 206 & 287
- General industrial zoning provides for multiple permitted uses such as office, lab, R&D, warehousing, distribution, light manufacturing, assembly & recreation
- 100 Acres of professionally landscaped & managed facilities, featuring 27 separate buildings
- 4 New buildings totaling 110,497 (+/-) sq. ft. of space. Units start at 1,135 (+/-) sq. ft. & can be coupled to facilitate any size up to 36,000 (+/-) sq. ft., to accommodate larger industrial users
- Full wet system throughout with central station monitoring
- Separate utilities & entrances for each tenant, 20' clear ceiling heights, tailboard & / or drive-in, heavy floor load, on-site fitness center & day care
- Close proximity to hotels, restaurants, banking, shopping, associated retail services & entertainment
- Immediate occupancy
- Brokers protected

**Industrial/Flex/Warehouse
Condo Units Available
FOR SALE OR LEASE**

No warranty or representation, express or implied, is made to the accuracy of the information contained herein and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions, imposed by our principals and clients. 6/10

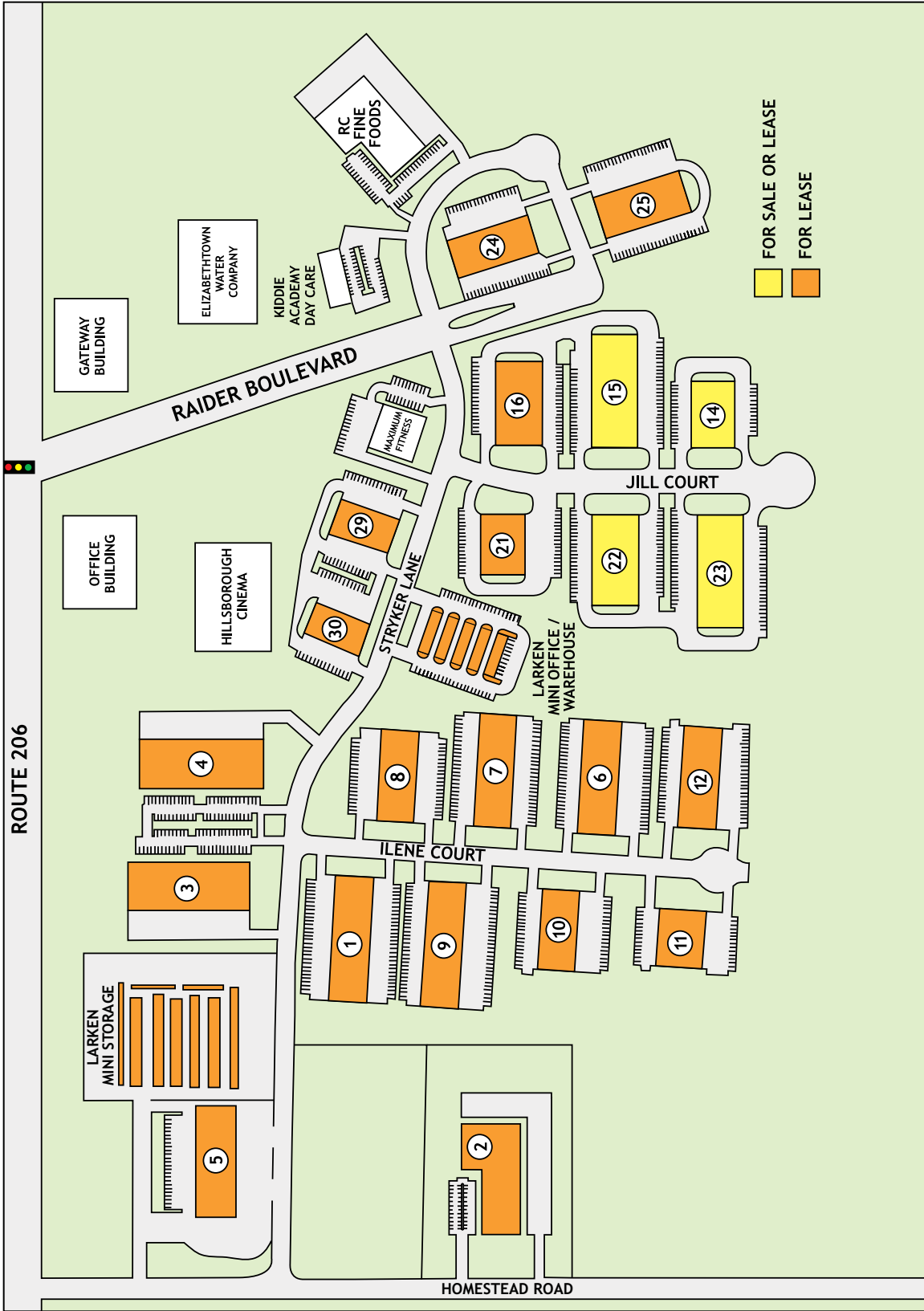
Hillsborough | Somerset County | New Jersey



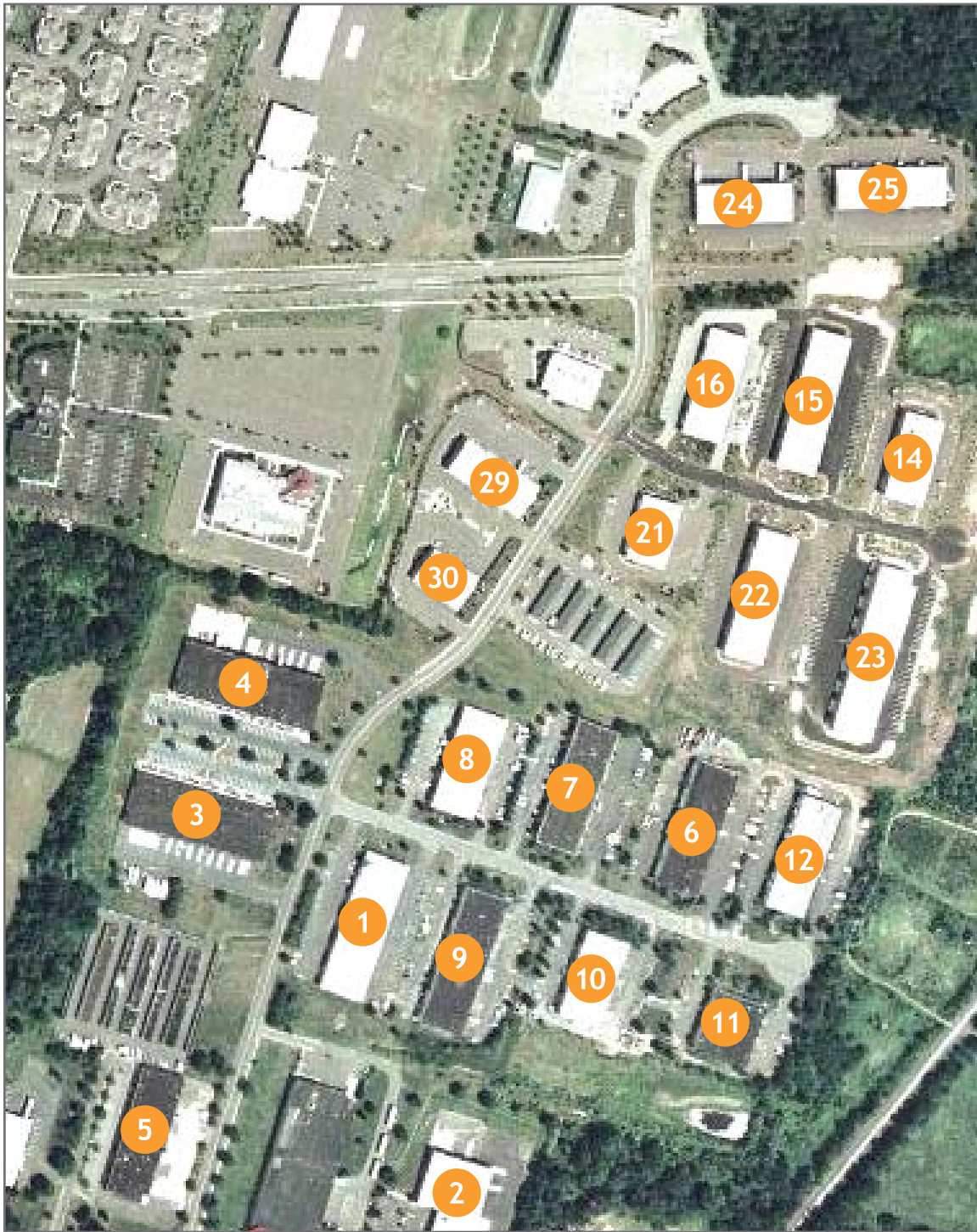
Jill Court - Building 14

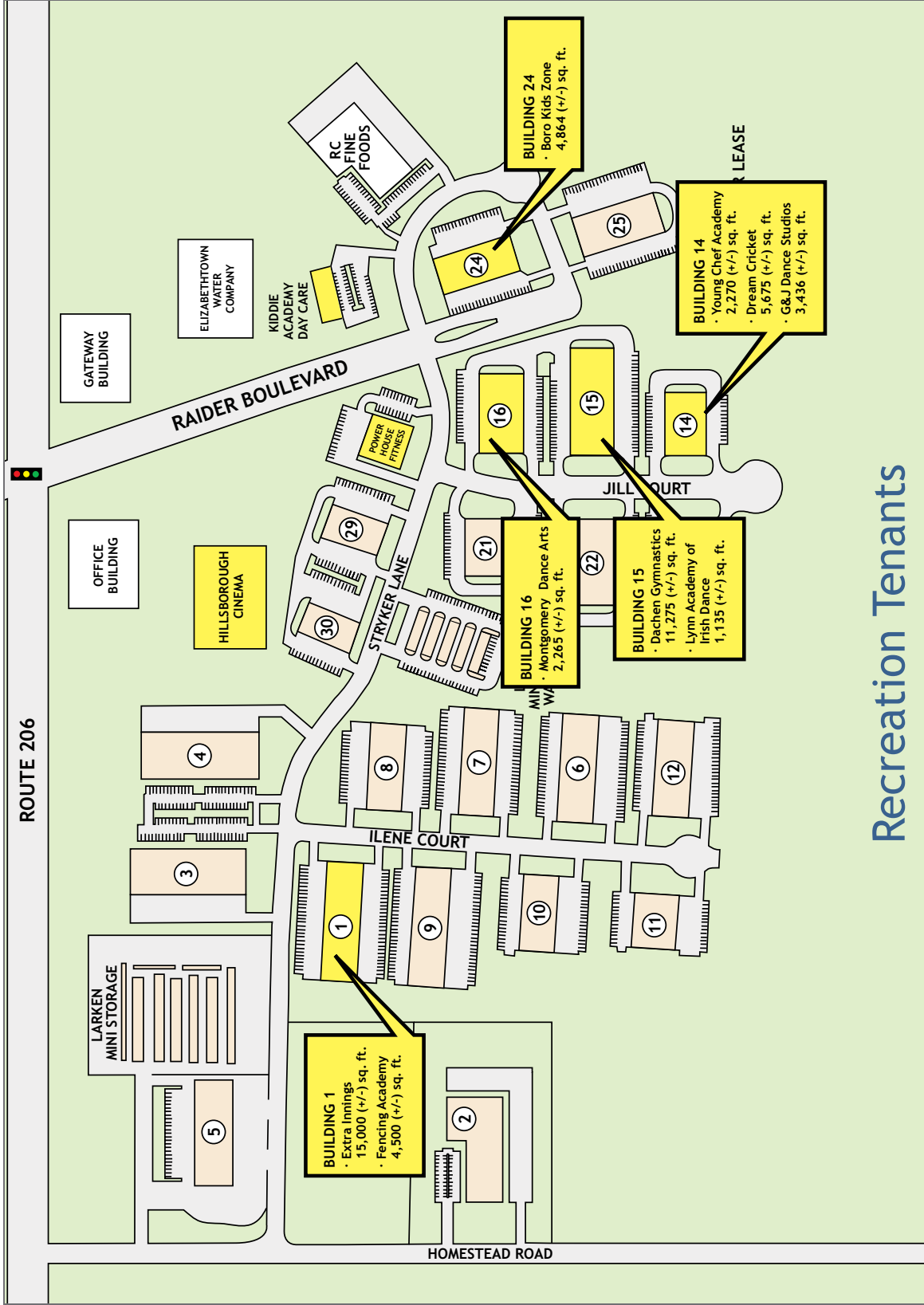
Demographics

Radius	1 Mile	3 Miles	5 Miles
Population	11,032	32,873	76,333
Avg. Income	\$88,738	\$111,183	\$104,095

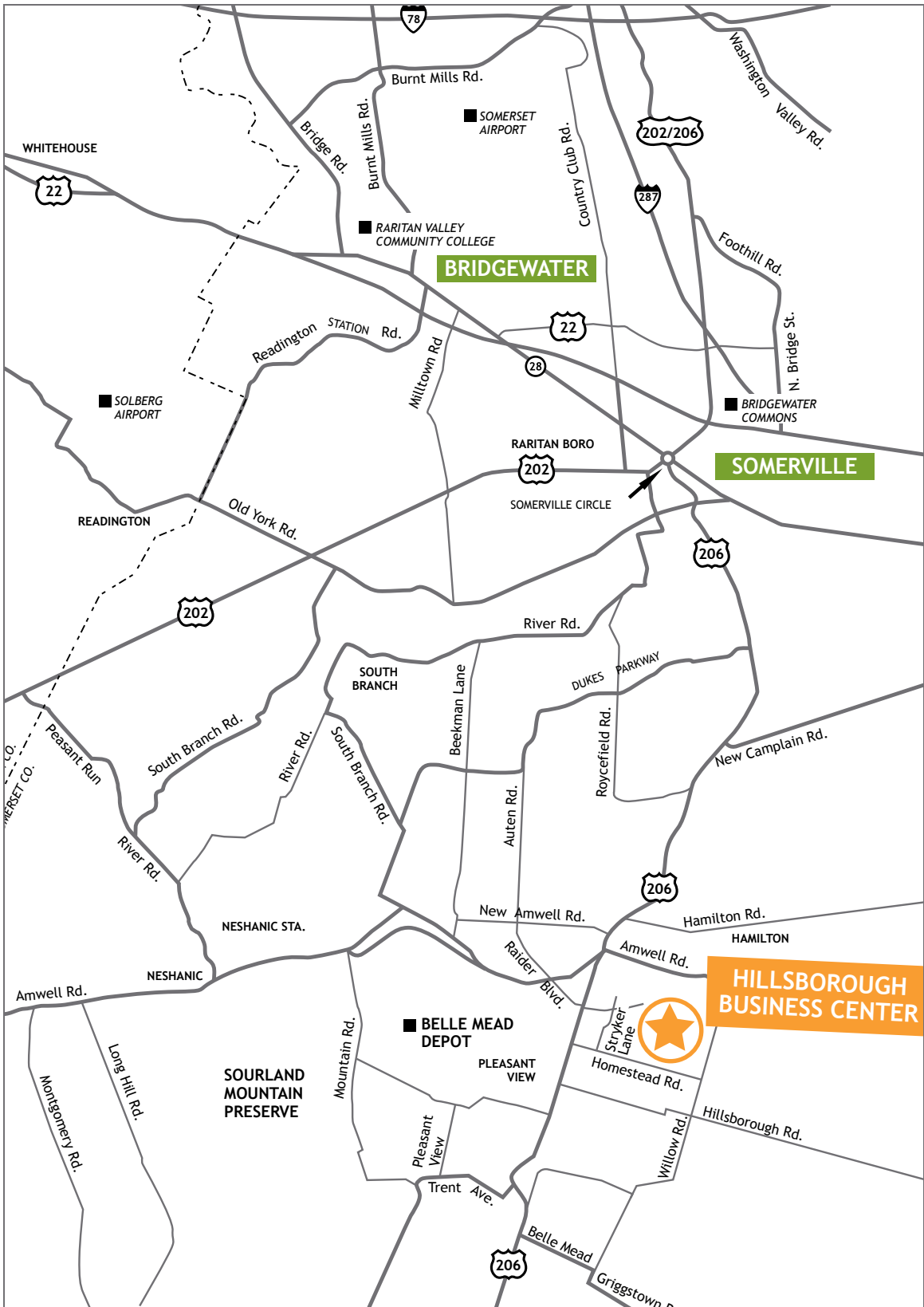


Hillsborough Business Center Aerial View





Recreation Tenants



Area Amenities

Restaurants:

Alfonso's Pizzeria & Restaurant

411 US Highway 206
(908) 359-2727

Applebee's Neighborhood Grill
315 US Highway 206
(908) 874-4177**Bagelicious**
601 US Highway 206
(908) 281-6199**Bagels 4U**
409 US Highway 206
(908) 359-210**Burger King**
385 US Highway 206
(908) 874-4610**Carvel Ice Cream & Bakery**
422 US Highway 206
(908) 874-8516**Catered Affair**
424 US Highway 206
(908) 874-7790**Cafe Graziella**
390 US Highway 206
(908) 281-0700**Charlie Brown's Restaurant**
381 US Highway 206
(908) 874-6511**CoccolA Restaurant**
150 US Highway 206
(908) 704-1160**Culinary Creations**
434 US Highway 206
(908) 281-3894**Dunkin Donuts**
411 US Highway 206
(908) 359-1222**Famous Dave's**
315 Route 206
(908) 874-3323**Fuji Japanese Steakhouse**
450 Amwell Rd.
(908) 904-0088**IHOP**
260 US Highway 206
(908) 281-9753**Just Subs III**
422 US Highway 206
(908) 874-0088**Lobster Dock**
424 US Highway 206
(908) 874-3337**Maggie Moo's**
649 US Highway 206
(908) 359-6020**Magic Wok**
381 Triangle Rd.
(908) 281-6671**McDonald's**
410 US Highway 206
(908) 359-3330**Nelson's Corner Pizza & Italian Restaurant**
601 US Highway 206
(908) 359-2253**Petrock's Bar & Grille**
419 Amwell Rd.
(908) 359-2333**Pheasants Landing**
311 Amwell Rd.
(908) 281-1288**Red Wagon Gourmet**
378 S. Branch Rd.
(908) 371-9200**Sakura Sushi**
220 Triangle Rd.
(908) 369-3112**Saladworks**
30 Falcon Rd.
(908) 874-0022**Starbucks Coffee**
601 US Highway 206
(908) 359-8883**Subway**
601 US Highway 206
(908) 874-3737**Taco Bell**
409 US Highway 206
(908) 904-4460**Thai Kitchen**
649 US Highway 206
(908) 904-8038**Wendy's**
256 US Highway 206
(908) 904-6587

Banks:

Bank of America
430 Amwell Rd.**TD Bank**
380 Route 206**Peapack Gladstone Bank**
417 US Highway 206**PNC**
1 New Amwell Rd.**Skylands Community Bank**
601 US Highway 206**Wachovia Bank**
649 US Highway 206

Hotels:

Days Inn Hillsborough
118 US Highway 206
(908) 685-9000

Grocery Stores:

Pathmark
315 US Highway 206
(908) 431-3070**Shop Rite Supermarket**
601 US Highway 206
(908) 359-7400**Stop & Shop Supermarket**
649 US Highway 206
(908) 359-7274

Stores:

Home Goods
315 US Highway
(908) 359-7034**Kmart**
256 US Highway 206
(908) 359-1000**Kohl's**
315 US Highway 206
(908) 431-3054**Wal-Mart**
100 N. Main Street
(908) 575-8997