



LARKEN ASSOCIATES' FLEMINGTON JUNCTION BUSINESS CENTER EXPERIENCES STRONG PRE-LEASING ACTIVITY WITH OVER 150,000 SQUARE FEET OF INDUSTRIAL AND WAREHOUSE SPACE

FLEMINGTON, NJ, June 26, 2023 — Larken Associates, a regional leader in commercial and residential real estate building, development and management, announces that Flemington Junction Business Center, a four-building, 150,000-square-foot flex industrial park located at 115 River Road in Flemington, NJ is 55% pre-leased.

Highlighting the pre-leasing activity is a 32,500-square-foot lease with Vision Wheel, one of the nation's leading providers of custom wheels for cars and trucks and one of the first manufacturers of custom wheels and tires for ATVs, UTVs and golf carts; and a 30,000-square foot lease with Fjords USA, a leading Norwegian furniture manufacturer with more than 70 years of expertise. Adding to its growing tenant list, Larken Associates also signed new leases with WOW Entertainment for, 7,500 square feet, Interstate Batteries for 5,000 square feet, World Line Cargo for 2,500 square feet and HSJJ, LLC, for 1,250 square feet of space at the industrial park.

"Our leasing velocity at Flemington Junction Business Center speaks to Hunterdon County's emergence as a highly sought-after residential destination as well as a growing hub for the region's business community," said David Gardner, President and Chief Executive Officer of Larken Associates. "We're thrilled to be welcoming such a diverse array of businesses to the park and wish them the best of luck in their new space."

Rick Kress, Director of Logistics for Vision Wheel, added, "As we continue to expand our presence within the United States, it's crucial that we secure locations that put us in a position to achieve our growth goals. After visiting Flemington Junction Business Center, it was clear that the location and specifications could serve our immediate needs and set us up for continued growth. We eagerly await our transition into the new space as we strengthen our footprint within New Jersey."

The design of Flemington Junction Business Center's four buildings reflects Larken Associates' decades of expertise in the development and management of highly adaptable flex/industrial properties across New Jersey. Located on a 29-acre site less than a mile from Route 31, the park will accommodate the space needs of virtually any tenant from 1,250 square feet up to 40,000 square feet. Each of the four buildings will feature 32' clear ceiling heights, dedicated tailboards and drive-ins, 50' x 25' column spacing, heavy power, LED warehouse lighting, and the convenience of separate utilities and entrances for each tenant.

Additionally, the site's 270 parking spaces and 360-degree site circulation design ensure a



streamlined traffic flow and enhanced accessibility to regional arteries such as Interstates 78 and 287 and local connectors like Routes 22 and 202. The property's ample highway access paired with its location at the midpoint between New York City and Philadelphia will allow tenants to service both markets efficiently.

Upon its completion, Flemington Junction Business Center will further bolster Larken Associates' 887,404-square-foot portfolio of high-quality, in-demand flex industrial spaces across New Jersey and Pennsylvania. Headlining its flex industrial portfolio is Hillsborough Business Center, a 600,000-square-foot, 27-building industrial/flex complex in Hillsborough, NJ that is home to dozens of tenants spanning the research and development, lab, warehousing, distribution, light manufacturing and product assembly as well as fitness, recreation and daycare industries.

For more on Larken Associates and to learn more about available space for lease at Flemington Junction Business Center, please visit: <https://www.larkenassociates.com/commercial-leasing/flemington-junction-business-center>

About Larken Associates

Larken Associates is a regional leader in real estate building, development and management. Leveraging over 50 years of experience, they are dedicated to bringing great spaces to live and work to life through a long-term ownership strategy and full suite of in-house capabilities. With a diverse commercial portfolio consisting of nearly three million square feet and 800 tenants across office, industrial, retail and mixed-use and approximately 2,000 owned and/or managed residential units across 22 unique communities, Larken Associates' is deeply committed to the communities in which they work as well as the tenants and residents who call their buildings home.