



## **LARKEN ASSOCIATES INKS 22,500-SQUARE-FOOT INDUSTRIAL SPACE LEASE RENEWAL WITH LONG-TERM TENANT AT HILLSBOROUGH BUSINESS CENTER**

HILLSBOROUGH, NJ, March 4, 2021 — Larken Associates, a regional leader in real estate building, development and management, announces it has negotiated industrial space lease renewal with II-VI Incorporated for 22,500 square feet of industrial flex space at Hillsborough Business Center located at Stryker Lane in Hillsborough, NJ.

A global leader in engineered materials and optoelectronic components, II-VI Incorporated is a vertically integrated manufacturing company that develops innovative products for diversified applications in the industrial, optical communications, aerospace and defense, life sciences, semiconductor capital equipment, and consumer markets. Headquartered in Saxonburg, Pennsylvania, the company has research and development, manufacturing, sales, service, and distribution facilities worldwide.

A longtime tenant for nearly 20 years, the company's relationship with Larken Associates initially began with Integrated Photonics, a Hillsborough-based company that was established in 2000 from the magneto-optic materials group of AT&T Bell Labs. After II-VI acquired Integrated Photonics in 2017, the company continued its tenancy at Hillsborough Business Center, utilizing the industrial flex space for manufacturing, assembly, research and development, and office and administrative uses for electronic equipment and components.

Situated in the bustling business and residential rental community of Hillsborough, NJ, Hillsborough Business Center is a 550,000-square foot, 27-building industrial/flex complex sprawled across 100 acres. Featuring a prime location one block east of Route 206 in Somerset County, the property is easily accessible from Routes 1, 22, and 206 as well as Interstates 78 and 287. The property is ideal for a range of tenant uses including research and development, lab, warehousing, distribution, light manufacturing, and assembly, and also boasts spaces that are well-suited for fitness or recreation uses.

With units ranging from 1,125 square feet up to 40,000 square feet, the property can accommodate industrial tenants of all sizes and each suite features separate, private entrances, 18-20' clear ceilings, and tailboard and/or drive-in doors. Additionally, the industrial leasing property offers ample parking as well as a fitness center and self-storage facility on-site.

"We pride ourselves on our many long-term tenant relationships, which are indicative of not only our commitment to superior management but our focus on ensuring our commercial properties are consistently among the finest in their local markets and can support our tenants' changing needs," said Victor Kelly, Executive Vice President of Raider Realty, the in-house brokerage division of Larken Associates. "Our relationship with II-VI demonstrates our ability to evolve with our tenants and provide spaces that support their needs throughout all business lifecycles."

Newmark's Director of the Rutherford office Dan Reider, and Associate Director Garrison Efird and Vice Chairman Adam Faulk of the Dallas office, represented II-VI, Inc. in the transaction with Larken Associates.

To learn more about available industrial space at Hillsborough Business Center, please visit <https://www.larkenassociates.com/commercial-leasing/hillsborough-business-center>



### **About Larken Associates**

Larken Associates is a regional leader in commercial and residential 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.

To learn more about Larken Associates, please visit us at <https://www.larkenassociates.com/> and follow us on LinkedIn (<https://www.linkedin.com/company/larken-associates/>), Facebook (<https://www.facebook.com/LarkenAssociates>), Twitter (<https://twitter.com/LarkenAssociate>), and Instagram (<https://www.instagram.com/larkenassociates/>).