



LARKEN ASSOCIATES ACQUIRES 210,000 SQUARE FOOT SHOPPING CENTER IN LEHIGHTON, PA

Raritan Township, NJ, November 11, 2021— [Larken Associates](#), a regional leader in commercial and residential real estate building, development and management, announces its plans for Flemington Junction Business Center, a four-building, 150,000-square-foot flex industrial park located at 115 River Road in Flemington, N.J. Occupancy is slated for the 4Q of 2022. The construction of Flemington Business Center will be overseen by Larken Associates' in-house construction team, [Core Enterprises](#).

Flemington Junction Business Center has been meticulously designed by the Larken Associates team to provide highly adaptable flex/industrial space for a rent. Located on a 29-acre site, the park will accommodate the flex space needs of 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 50' 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 streamlined traffic flow and enhanced accessibility.

Located just one mile from Route 31, Flemington Junction Business Center will offer seamless connections to regional arteries such as Interstates 78 and 287 as well as 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.

"As prime industrial development sites continue to dry up, creativity will be key in identifying opportunities to build much-needed industrial space in New Jersey," said [David Gardner, CEO and President of Larken Associates](#). "With ample connectivity and favorable demographics, we see Flemington as a strong market and look forward to creating a home that the area's growing businesses can be proud to call home."

The construction of Flemington Junction Business Center will further bolster Larken Associates' 847,440-square-foot portfolio of high-quality, in-demand industrial/flex spaces across New Jersey and Pennsylvania. Headlining its industrial portfolio is [Hillsborough Business Center](#), a 550,000-square-foot, 27-building industrial/flex complex in Hillsborough, N.J. 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. Larken Associates is also currently expanding the property through the construction of an additional 18,000 square feet of space that is scheduled to be completed later this year.

Flemington Junction Business Center is already 25 percent leased. To learn more about pre-leasing at Flemington Junction Business Center, please contact Rob Marek, Executive Vice President of Raider Realty, the in-house brokerage division of Larken Associates at (908) 874-8686 or 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.

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