



LARKEN ASSOCIATES HELPS FOOD WHOLESALER EXPAND IN HILLSBOROUGH, NJ WITH 13,500 SQUARE-FOOT COMMERCIAL LEASE

Expansion brings firm's 27-building, 596,315-square-foot industrial center to full occupancy

HILLSBOROUGH, NJ, May 8, 2024 — Larken Associates, a regional leader in real estate building, development and management, announces it has signed a 13,500-square-foot commercial lease expansion with Bluestar Direct, LLC at Hillsborough Business Center located on Stryker Lane in Hillsborough, NJ. Larken Associates was represented by Victor Kelly, Executive Vice President of Raider Realty, the firm's in-house brokerage team, in the transaction.

A tenant at Hillsborough Business Center since 2020, Bluestar Direct, LLC is a wholesaler of premium quality nuts, raisins, seeds, spices and dried fruits. In 2021, the company recognized its need for a larger space and relocated from a 1,500-square-foot unit to a 5,000-square-foot space within the complex. With its latest expansion, Bluestar Direct, LLC will occupy all of Building 21 at Hillsborough Business Center and add 13,500 square feet of roasting, packaging and general office space to their existing footprint at the property.

"As we've continued to grow our business operations over the past four years, Larken Associates has helped us meet our needs for increased space every step of the way," said Swaroop Khandagale, Managing Director of Bluestar Direct, LLC. "We are excited to leverage our space at Hillsborough Business Center to drive the continued success of our rapidly growing company."

Kelly added, "We are pleased to have helped Bluestar Direct secure the space they need to support the continued growth of their business. Their success story at Hillsborough Business Center speaks to the tremendous adaptability of the property which has made it one of the most sought-after locations for companies in the central New Jersey area."

Hillsborough Business Center is a 27-building, 596,315-square-foot flex industrial/warehouse center situated on 100 acres of professional managed and landscaped grounds in Hillsborough, NJ. The center is ideally located just one block off Route 206 and is easily accessible from several major highways including Routes 1 and 202 and Interstates 78 and 287. Each building at the property features 18'-20' clear ceiling heights, a full wet system with central station monitoring, heavy floor load, tailboard and/or drive-in doors, and separate utilities and entrances for each tenant. In addition, the center boasts abundant parking throughout as well as an on-site fitness center and self-storage facility.

All units at Hillsborough Business Center are currently leased. For information on future commercial leasing opportunities, please contact Victor Kelly at 908-874-8686 or vkelly@larken.net or visit www.larkenassociates.com/commercial-leasing for other available spaces for lease.

About Larken Associates

Larken Associates is a regional leader in real estate building, development and management. Leveraging over 55 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 four million square feet and 1,000 tenants across office, industrial, retail and mixed-use and approximately 2,500 owned and managed residential units across 19 unique communities with another 1,500 in the development pipeline, 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, Facebook, X and Instagram.