



LARKEN ASSOCIATES WELCOMES VISION WHEEL TO FLEMINGTON JUNCTION BUSINESS CENTER

Lease brings four-building, 150,000-square-foot industrial and warehouse complex to 100% occupancy

FLEMINGTON, NJ, August 21, 2024 — Larken Associates, a regional leader in real estate building, development and management, announces it has signed a 32,456-square-foot industrial lease with Vision Wheel, Inc. at Flemington Junction Business Center located at 115 River Road in Flemington, NJ, bringing the property to full occupancy. Rob Marek, Executive Vice President of Raider Realty, Larken Associates' in-house brokerage division, represented the firm in the transaction.

Established in 1976 in Decatur, AL by Roger and Jeraldine Minor, Vision Wheel, Inc. is a leading supplier, manufacturer and distributor of custom aftermarket wheels and tires for cars, trucks, Jeeps, trailers, cargo vans, ATVs, UTVs and golf carts. The company plans to leverage its newly leased warehouse space at Flemington Junction Business Center to support its distribution needs across its seven other locations throughout the United States and Canada.

"As we've looked to execute our plans for strategic expansion, our team considered countless warehouse spaces throughout the region," said Jerry Marafioti, Northeast Regional Sales Manager at Vision Wheel, Inc. "When we found Flemington Junction Business Center, we recognized it was the best space available to us and checked all the boxes in terms of overall quality and convenience. We are excited to become a part of the local business community and grow our relationship with Larken Associates in the coming years."

In addition to Vision Wheel, Inc., the property is home to a diverse mix of tenants including Fjords USA, a leading Norwegian furniture manufacturer with more than 70 years of expertise, Pedowitz Machinery Movers, a heavy equipment trucking and rigging company based in Long Island, NY, WOW Entertainment, a supplier of games and arcade attractions and World Line Cargo, an international parcels shipping company.

Marek added, "This milestone highlights Hunterdon County's continued emergence as a highly sought-after location for businesses looking to grow their presence in the Northeast region. We are proud to provide Vision Wheel and many other prestigious companies with the warehouse space they need to achieve their respective business goals."

Situated on a 29-acre site, Flemington Junction Business Center is a four-building, 150,000-square-foot flex industrial park ideally located just off Route 31. Each building features 32' clear ceiling heights, 50' by 50' column spacing, heavy power, LED warehouse lighting, dedicated loading docks and/or drive-ins, and separate utilities and entrances for each tenant. The property boasts convenient accessibility to major highways including Routes 22 and 202 as well as Interstate 78.

Flemington Junction Business Center is a key piece of Larken Associates' New Jersey industrial/flex portfolio, which includes Hillsborough Business Center, a 27-building, 596,315-square-foot complex located at Stryker Lane in Hillsborough, and Flemington Junction Business Center II, a 50,000-square-foot warehouse located at 20 Minneakoning Road in Flemington.



Larken Associates broke ground at Flemington Junction Business Center II earlier this year and is currently pre-leasing warehouse space at the property. Located just off Route 31 in Hunterdon County, the building features 15 loading dock doors with dock levelers, two drive-in doors, 32' clear ceiling height, 41' by 50' column spacing, LED motion sensor lighting, 360-degree site circulation and heavy floor load. Units start at 3,125 square feet and can be coupled to facilitate any size up to 50,000 square feet to accommodate tenants requiring larger warehouse spaces.

For more information on warehouse space for lease at Flemington Junction Business Center II, please contact Rob Marek at 908-874-8686 or rmarek@larken.net and visit www.larkenassociates.com/commercial-leasing/flemington-junction-business-center-ii.

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.