

68 Route 31 North

FLEMINGTON, NJ

NEWMARK
ASSOCIATES | CRE
CERTIFIEDWBE

RETAIL/OFFICE FOR LEASE *PLUS* OUTDOOR STORAGE/PARKING



Building A:

Street Level: Office/Retail; Approx. 1960 SF

- Large Open Space with 2 Small Offices
- Private Bathroom
- Vestibule with Observation Glass
- Prominent Windowline on Busy Route 31
- Rear Entrance
- Ten (10) Dedicated On-Site Parking Spots
- Asking Price: \$2500/mon + Utilities

Lower Level: Garage/Storage; Approx. 2560 SF

- Three (3) Drive-Ins
- Storage Area
- Heated
- May be Leased Separately or with Street Level Space
- Asking Price: \$2000/mon + Utilities

Building C:

Unit 1: Storage Space; Approx. 1600 SF

- One (1) Drive-In
- Open Area
- Heated
- Ideal for Dry Storage
- Three (3) On-Site Parking Spots
- Asking Price: \$1500/mon + Utilities

Click [HERE](#) for Drone Video Presentation

Contact Our Exclusive Agents

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Parking and Outdoor Storage Availabilities FOR LEASE

BLUE LOT:

- Approx. .25 Acre Gravel Lot
- MUST be Leased in Combo w/Either Building A or C
- Asking Price: \$500/mon

RED LOT:

- Approx. 1.25 Acres Gravel Lot
- Fully Secure & Gated
- Security Lighting
- Electric Available
- Asking Price: \$6000/mon

PROPERTY FEATURES:

- Zoning: B2
- Located on Busy Route 31, Near Route 202 Interchange
- Over 30,000 Cars Daily; Heavy Commercial Traffic
- Outdoor Signage Available
- Close Proximity to Routes 202, 287, 78, 12, 29 & 295
- Approx. 15 Miles to PA Boarder
- Approx. 50 Miles to Elizabeth/Newark Ports



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