

Lease Availability Report

311 Amwell Rd - The Village At Pheasant Landing
 Hillsborough, NJ 08844 - Princeton North Submarket



BUILDING

Type:	Retail
Subtype:	Restaurant
Tenancy:	Multiple
Year Built:	2000
GLA:	7,000 SF
Floors:	1
Typical Floor:	7,000 SF
Docks:	None

AVAILABILITY

Min Divisible:	1,000 SF
Max Contig:	2,000 SF
Total Available:	3,000 SF
Asking Rent:	\$16.50/NNN

SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	2,000	2,000	2,000	\$16.50/NNN	Vacant	3 - 5 Yrs
P 1st	Off/Ret	Direct	1,000	1,000	1,000	\$16.50/NNN	Vacant	Negotiable

SALE

Last Sale: Sold on Sep 30, 2010 for \$2,025,000 (\$289.29/SF)

KEY TENANTS

Jon Cin Holdings Llc 7,000 SF

TRAFFIC & FRONTAGE

Traffic Volume: 17,172 on Amwell Rd & Clerico Ln (2022)

17,268 on Amwell Rd & Schilke Ln (2022)

Frontage: Amwell

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TRANSPORTATION

Parking: 225 Surface Spaces are available; Ratio of 10.00/1,000 SF

Commuter Rail: 11 minute drive to Somerville Commuter Rail (Raritan Valley Line)

Airport: 43 minute drive to Trenton Mercer Airport

Walk Score ®: Car-Dependent (19)

Transit Score ®: Minimal Transit (0)

Lease Availability Report

390 Amwell Rd - Suite Life at Amwell Commons

Hillsborough, NJ 08844 - Princeton North Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	2002
RBA:	7,500 SF
Floors:	1
Typical Floor:	7,500 SF

AVAILABILITY

Min Divisible:	142 SF
Max Contig:	155 SF
Total Available:	297 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	317	Office	Direct	155	155	155	Withheld	30 Days	Negotiable
P 1st	305	Office	Direct	142	142	142	Withheld	30 Days	Negotiable

AMENITIES

24 Hour Access, Air Conditioning, Conferencing Facility, Controlled Access, Security System, Storage Space

TRANSPORTATION

Parking:	255 Surface Spaces are available; Ratio of 10.00/1,000 SF
Commuter Rail:	10 minute drive to Somerville Commuter Rail (Raritan Valley Line)
Airport:	42 minute drive to Trenton Mercer Airport
Walk Score ®:	Somewhat Walkable (64)
Transit Score ®:	Minimal Transit (0)

Lease Availability Report

390 Amwell Rd - Amwell Commons V
 Hillsborough, NJ 08844 - Princeton North Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	2002
RBA:	9,578 SF
Floors:	1
Typical Floor:	9,578 SF

AVAILABILITY

Min Divisible:	1,908 SF
Max Contig:	1,908 SF
Total Available:	1,908 SF
Asking Rent:	\$20.00/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	405	Off/Med	Direct	1,908	1,908	1,908	\$20.00/NNN	Vacant	Negotiable

TRANSPORTATION

Parking:	Ratio of 10.00/1,000 SF
Commuter Rail:	9 minute drive to Somerville Commuter Rail (Raritan Valley Line)
Airport:	42 minute drive to Trenton Mercer Airport
Walk Score ®:	Somewhat Walkable (63)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

Alatae Medical Llc	5,537 SF
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Lease Availability Report

415 Amwell Rd - The Shoppes & Offices at Woods Tavern
 Hillsborough, NJ 08844 - Princeton North Submarket



BUILDING

Type:	Retail
Subtype:	Storefront Retail/O...
Center Type:	Strip Center
Tenancy:	Multiple
Year Built:	1955; Renov 2010
GLA:	12,265 SF
Floors:	2
Typical Floor:	6,132 SF

AVAILABILITY

Min Divisible:	509 SF
Max Contig:	1,149 SF
Total Available:	1,658 SF
Asking Rent:	\$\$24.75 - \$25.00

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	103	Retail	Direct	1,149	1,149	1,149	\$25.00/NNN	60 Days	Negotiable
P 2nd	205	Office	Direct	509	509	509	\$24.75/FS	30 Days	Negotiable

SALE

Last Sale: Portfolio of 2 Retail Properties in Hillsborough, NJ Sold on Sep 10, 2008 for \$5,150,000 (\$163.89/SF)

AMENITIES

24 Hour Access, Air Conditioning, Restaurant, Security System, Signalized Intersection

KEY TENANTS

Five Guys	3,000 SF	Cfo Resources	500 SF
Farmers Insurance-michael Nelson	500 SF	Tukendorf Insurance Group Llc	500 SF

TRAFFIC & FRONTAGE

Traffic Volume:	29,450 on Van Horne Rd & Amwell Rd (2022)
	15,951 on Amwell Road (2022)
Frontage:	137' on Amwell Road

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Lease Availability Report

415 Amwell Rd - The Shoppes & Offices at Woods Tavern
Hillsborough, NJ 08844 - Princeton North Submarket



TRANSPORTATION

Parking: 85 Surface Spaces are available; Ratio of 4.70/1,000 SF

Commuter Rail: 9 minute drive to Somerville Commuter Rail (Raritan Valley Line)

Airport: 41 minute drive to Trenton Mercer Airport

Walk Score ®: Very Walkable (75)

Transit Score ®: Minimal Transit (0)

Lease Availability Report

425 Amwell Rd - Fountain Plaza

Hillsborough, NJ 08844 - Princeton North Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	2005
RBA:	16,000 SF
Floors:	2
Typical Floor:	8,000 SF

AVAILABILITY

Min Divisible:	1,000 SF
Max Contig:	8,000 SF
Total Available:	8,000 SF
Asking Rent:	\$14.00/NNN

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Office	Direct	1,000 - 8,000	8,000	8,000	\$14.00/NNN	30 Days	3 - 5 Yrs

AMENITIES

Atrium, Property Manager on Site

TRANSPORTATION

Commuter Rail: 9 minute drive to Somerville Commuter Rail (Raritan Valley Line)

Airport: 41 minute drive to Trenton Mercer Airport

Walk Score ®: Very Walkable (73)

Transit Score ®: Minimal Transit (0)

KEY TENANTS

Arthur Skaar, Esq.	3,000 SF	Sommerset Health Center	1,500 SF
Madsen Kneppers Associates	1,200 SF	State Farm	1,000 SF
Designs For Dental Health	900 SF	The Nielsen Financial Group	600 SF

Lease Availability Report

450 Amwell Rd - Amwell Mall

Hillsborough, NJ 08844 - Princeton North Submarket



BUILDING

Type:	Retail
Subtype:	Storefront Retail/O...
Tenancy:	Multiple
Year Built:	1989; Renov 2015
GLA:	35,398 SF
Floors:	2
Typical Floor:	17,699 SF

AVAILABILITY

Min Divisible:	843 SF
Max Contig:	1,418 SF
Total Available:	5,775 SF
Asking Rent:	\$\$13.00 - \$14.00/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	Q	Office	Direct	1,049	1,049	1,049	\$14.00/NNN	Vacant	Negotiable
P 2nd	B	Office	Direct	843	843	843	\$14.00/NNN	Vacant	Negotiable
P 2nd	G	Office	Direct	1,047	1,047	1,047	\$14.00/NNN	Vacant	Negotiable
P 2nd	M-N	Office	Direct	1,418	1,418	1,418	\$13.00/NNN	30 Days	Negotiable
P 2nd	O-P	Office	Direct	1,418	1,418	1,418	\$13.00/NNN	30 Days	Negotiable

SALE

Last Sale: Sold on Oct 2, 2014 for \$4,500,000 (\$127.13/SF)

AMENITIES

Air Conditioning

KEY TENANTS

Ivy Rehab Network	3,000 SF	Gigi's Playhouse Inc.	2,810 SF
Thai Chili House	2,560 SF	La Costenita	2,000 SF
Octopus Music School	2,000 SF	Victors Pizzeria & Restaurant	2,000 SF

TRAFFIC & FRONTAGE

Traffic Volume: 25,186 on Van Horne Rd & Amwell Rd (2022)
15,951 on Amwell Road (2022)

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Lease Availability Report

450 Amwell Rd - Amwell Mall



Hillsborough, NJ 08844 - Princeton North Submarket

TRANSPORTATION

Parking: 160 Surface Spaces are available; Ratio of 4.52/1,000 SF

Commuter Rail: 9 minute drive to Somerville Commuter Rail (Raritan Valley Line)

Airport: 42 minute drive to Trenton Mercer Airport

Walk Score ®: Somewhat Walkable (68)

Transit Score ®: Minimal Transit (0)

Lease Availability Report

340 S Branch Rd

Hillsborough, NJ 08844 - Princeton North Submarket



BUILDING

Type:	Retail Condo
Subtype:	Restaurant
Tenancy:	Single
Year Built:	1980; Renov 1990
GLA:	73,587 SF
Floors:	3
Typical Floor:	17,794 SF

AVAILABILITY

Min Divisible:	3,420 SF
Max Contig:	4,800 SF
Total Available:	8,220 SF
Asking Rent:	\$\$3.86 - \$7.50/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	400	Retail	Direct	4,800	4,800	4,800	\$7.50/NNN	Vacant	5 - 10 Yrs
P 1st	127	Off/Ret	Direct	3,420	3,420	3,420	\$3.86/NNN	Vacant	5 - 10 Yrs

SALE

Last Sale: Sold on Feb 22, 2021 for \$97,500 (\$1.32/SF)

AMENITIES

Corner Lot, Storage Space, Tenant Controlled HVAC, Wheelchair Accessible

KEY TENANTS

Bella Pizza & Pasta	1,500 SF	Vijaya Vilas	508 SF
Corner Style	500 SF	Kumon	500 SF

TRAFFIC & FRONTAGE

Traffic Volume: 3,393 on South Branch Road (2022)
 11,423 on Amwell Byp & Amwell Rd Byp (2022)
 Frontage: 200' on South Branch

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Lease Availability Report

340 S Branch Rd

Hillsborough, NJ 08844 - Princeton North Submarket



TRANSPORTATION

Parking: 97 Surface Spaces are available; Ratio of 2.73/1,000 SF

Commuter Rail: 14 minute drive to Somerville Commuter Rail (Raritan Valley Line)

Airport: 47 minute drive to Trenton Mercer Airport

Walk Score ®: Car-Dependent (32)

Transit Score ®: Minimal Transit (0)

Lease Availability Report

340 S Branch Rd

Hillsborough, NJ 08844 - Princeton North Submarket



BUILDING

Type:	Class C Office Co...
Year Built:	1989
RBA:	3,000 SF
Floors:	1
Typical Floor:	3,000 SF

AVAILABILITY

Min Divisible:	3,000 SF
Max Contig:	3,000 SF
Total Available:	3,000 SF
Asking Rent:	\$8.00/NNN

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Office	Direct	3,000	3,000	3,000	\$8.00/NNN	Vacant	Negotiable

AMENITIES

Air Conditioning, Basement, Central Heating, High Ceilings, Open-Plan, Security System, Shower Facilities

TRANSPORTATION

Parking:	50 Surface Spaces are available; Ratio of 16.67/1,000 SF
Commuter Rail:	14 minute drive to Somerville Commuter Rail (Raritan Valley Line)
Airport:	47 minute drive to Trenton Mercer Airport
Walk Score ®:	Car-Dependent (32)
Transit Score ®:	Minimal Transit (0)

Lease Availability Report

2 Clerico Ln

Hillsborough, NJ 08844 - Princeton North Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1988
RBA:	48,000 SF
Floors:	3
Typical Floor:	16,000 SF

AVAILABILITY

Min Divisible:	182 SF
Max Contig:	2,197 SF
Total Available:	4,065 SF
Asking Rent:	\$\$18.00 - \$47.16

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	122	Office	Direct	191	191	191	\$47.16/FS	Vacant	1 - 5 Yrs
P 2nd	223	Office	Direct	1,495	1,495	1,495	\$22.68/MG	Vacant	1 - 5 Yrs
P 2nd	206	Office	Direct	182	182	182	\$36.00/FS	30 Days	1 - 5 Yrs
P 3rd	300	Office	Direct	2,197	2,197	2,197	\$18.00/MG	Vacant	3 - 10 Yrs

AMENITIES

Air Conditioning, Atrium, Balcony, Bicycle Storage, Bio-Tech/ Lab Space, Controlled Access, Courtyard, Direct Elevator Exposure, Drop Ceiling, Fitness Center, Kitchen, Natural Light, Property Manager on Site, Secure Storage, Shower Facilities, Signage, Skylights

TRANSPORTATION

Parking:	83 Surface Spaces are available
Commuter Rail:	9 minute drive to Somerville Commuter Rail (Raritan Valley Line)
Airport:	42 minute drive to Trenton Mercer Airport
Walk Score ®:	Car-Dependent (20)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

Applied Water Management Group	26,000 SF	Natural Systems Utilities LLC	650 SF
Bellemara Distillery	500 SF		

Lease Availability Report

611-624 Courtyard Dr - Courtyard Office Condominiums
 Hillsborough, NJ 08844 - Princeton North Submarket



BUILDING

Type:	Class C Office Co...
Tenancy:	Multiple
Year Built:	2002
RBA:	7,800 SF
Floors:	2
Typical Floor:	3,900 SF

AVAILABILITY

Min Divisible:	1,178 SF
Max Contig:	2,424 SF
Total Available:	3,602 SF
Asking Rent:	\$\$20.79/+UTIL

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	611	Off/Med	Direct	2,424	2,424	2,424	\$20.79/+UTIL	Vacant	Negotiable
P 2nd	612	Off/Med	Direct	1,178	1,178	1,178	Withheld	Vacant	Negotiable

SALE

Last Sale: Condo Unit 613 Sold on Aug 30, 2010 for \$274,000 (\$209.16/SF)

TRANSPORTATION

Parking:	100 Surface Spaces are available; Ratio of 10.00/1,000 SF
Commuter Rail:	4 minute drive to Somerville Commuter Rail (Raritan Valley Line)
Airport:	47 minute drive to Trenton Mercer Airport
Walk Score ®:	Car-Dependent (14)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

Delta Soft Inc	1,650 SF
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Lease Availability Report

821-824 Courtyard Dr

Hillsborough, NJ 08844 - Princeton North Submarket



BUILDING

Type:	Class B Office Co...
Tenancy:	Multiple
Year Built:	1991
RBA:	8,582 SF
Floors:	2
Typical Floor:	3,776 SF

AVAILABILITY

Min Divisible:	1,400 SF
Max Contig:	1,400 SF
Total Available:	1,400 SF
Asking Rent:	\$15.99/NNN

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Direct	1,400	1,400	1,400	\$15.99/NNN	Vacant	3 Yrs

SALE

Last Sale: Condo Unit 821 Sold on Jul 22, 2021

AMENITIES

24 Hour Access, Hardwood Floors, Kitchen

TRANSPORTATION

Parking: 25 Surface Spaces are available; Ratio of 3.31/1,000 SF

Commuter Rail: 3 minute drive to Somerville Commuter Rail (Raritan Valley Line)

Airport: 47 minute drive to Trenton Mercer Airport

Walk Score ®: Car-Dependent (20)

Transit Score ®: Minimal Transit (0)

KEY TENANTS

Family Foot & Ankle Specialists	1,000 SF	Microsilver Wear Inc	450 SF
AG Technologies	76 SF		

Lease Availability Report

256 Hwy 206 S - Hillsborough Square
 Hillsborough, NJ 08844 - Princeton North Submarket



BUILDING

Type:	Retail
Center Type:	Neighborhood Ce...
Year Built:	1970
GLA:	65,000 SF
Floors:	1
Typical Floor:	65,000 SF

AVAILABILITY

Min Divisible:	1,400 SF
Max Contig:	2,695 SF
Total Available:	4,095 SF
Asking Rent:	\$\$19.00/MG

SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	13	Retail	Direct	2,695	2,695	2,695	\$19.00/MG	Vacant	Negotiable
P 1st		Off/Ret	Direct	1,400	1,400	1,400	Withheld	30 Days	Negotiable

SALE

Last Sale: Sold on Dec 20, 2013 for \$3,500,000 (\$53.85/SF)

KEY TENANTS

Tractor Supply Company	22,000 SF	Planet Fitness	5,000 SF
Dollar Tree	2,500 SF	American Family Care	1,500 SF
State Farm	1,300 SF	Gymborre	1,000 SF

TRAFFIC & FRONTAGE

Traffic Volume: 815 on Lindstrom Dr & Van Horne Rd (2018)
 30,073 on Van Horne Rd & Lindstrom Dr (2018)

Small text: Made with TrafficMetrix® Products

TRANSPORTATION

Parking: 250 Surface Spaces are available; Ratio of 3.84/1,000 SF
 Commuter Rail: 7 minute drive to Somerville Commuter Rail (Raritan Valley Line)
 Airport: 43 minute drive to Trenton Mercer Airport
 Walk Score ®: Car-Dependent (39)
 Transit Score ®: Minimal Transit (0)



Lease Availability Report

120 Old Camplain Rd

Hillsborough, NJ 08844 - Princeton North Submarket



BUILDING

Type:	Class C Office
Tenancy:	Multiple
Year Built:	1983
RBA:	12,000 SF
Floors:	2
Typical Floor:	6,000 SF

AVAILABILITY

Min Divisible:	2,900 SF
Max Contig:	3,800 SF
Total Available:	6,700 SF
Asking Rent:	\$15.00/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	A	Flex	Direct	3,800	3,800	3,800	\$15.00/NNN	Vacant	Negotiable
P 1st	B	Flex	Direct	2,900	2,900	2,900	\$15.00/NNN	Vacant	Negotiable

SALE

Last Sale: Sold on Jun 1, 2022 for \$950,000 (\$79.17/SF)

TRANSPORTATION

Parking: 42 Surface Spaces are available; Ratio of 3.50/1,000 SF

Commuter Rail: 7 minute drive to Somerville Commuter Rail (Raritan Valley Line)

Airport: 46 minute drive to Trenton Mercer Airport

Walk Score ®: Car-Dependent (17)

Transit Score ®: Minimal Transit (0)

KEY TENANTS

Navitas Solutions	3,052 SF	Monson Co Inc	1,800 SF
Hilt Construction	600 SF		

Lease Availability Report

105 Raider Blvd

Hillsborough, NJ 08844 - Princeton North Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1990
RBA:	52,652 SF
Floors:	2
Typical Floor:	25,000 SF

AVAILABILITY

Min Divisible:	2,245 SF
Max Contig:	3,340 SF
Total Available:	8,621 SF
Asking Rent:	\$21.00/NNN

SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	Off/Med	Direct	2,245	2,245	2,245	\$21.00/NNN	Vacant	Negotiable
P 2nd	Off/Med	Direct	3,036	3,036	3,036	\$21.00/NNN	Vacant	Negotiable
P 2nd	Off/Med	Direct	3,340	3,340	3,340	\$21.00/NNN	Vacant	Negotiable

AMENITIES

Atrium, Balcony

TRANSPORTATION

Parking:	200 Surface Spaces are available; Ratio of 4.00/1,000 SF
Commuter Rail:	10 minute drive to Somerville Commuter Rail (Raritan Valley Line)
Airport:	41 minute drive to Trenton Mercer Airport
Walk Score ®:	Car-Dependent (47)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

ID Care	8,813 SF	Skin, Laser & Surgery Specialists	3,500 SF
Effectv	3,340 SF	Carroll Engineering Corporation	2,500 SF
Hunterdon Otolaryngology	2,394 SF	Full Circle Endocrinology	2,125 SF

Lease Availability Report

152 Route 206 - Industrial Distribution Land Lease

Hillsborough, NJ 08844 - Somerset Submarket



BUILDING

Type:	Class A Industrial
Subtype:	Distribution
Tenancy:	Multiple
Year Built:	Proposed
RBA:	251,410 SF
Floors:	1
Typical Floor:	251,410 SF
Ceiling Ht:	36'
Columns:	50'w x 60'd

AVAILABILITY

Min Divisible:	100,000 SF
Max Contig:	251,410 SF
Total Available:	251,410 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Direct	100,000 - 251,410	251,410	251,410	Withheld	Vacant	Negotiable

LOADING

Docks:	25 ext	Drive Ins:	2 tot./10'w x 14'h
Cross Docks:	None	Rail Spots:	Yes
Rail Line:	Norfolk Southern		

POWER & UTILITIES

Power:	3,000a/277-480v Heavy
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LAND

Land Area:	122.50 AC
Zoning:	IND

PARCEL

10-00142-0000-00023

TRANSPORTATION

Parking:	209 free Surface Spaces are available; 189 Industrial Trailer Spaces are available; Ratio of 1.58/1,000 SF
Commuter Rail:	7 minute drive to Somerville Commuter Rail (Raritan Valley Line)
Airport:	47 minute drive to Trenton Mercer Airport

Lease Availability Report

390 Route 206 - Building 1 - Hillsborough Club Plaza
 Hillsborough, NJ 08844 - Princeton North Submarket



BUILDING

Type:	Retail
Center Type:	Neighborhood Ce...
Tenancy:	Multiple
Year Built:	1969
GLA:	45,507 SF
Floors:	1
Typical Floor:	45,507 SF

AVAILABILITY

Min Divisible:	4,587 SF
Max Contig:	21,693 SF
Total Available:	38,491 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	4,587	4,587	4,587	Withheld	Vacant	Negotiable
P 1st	Retail	Direct	6,100 - 12,211	12,211	12,211	Withheld	Vacant	Negotiable
P 1st	Retail	Direct	8,000 - 21,693	21,693	21,693	Withheld	Vacant	Negotiable

SALE

Last Sale: Sold on Oct 13, 2017 for \$700,000 (\$15.38/SF)

KEY TENANTS

Graziella Pizza 2,000 SF

TRAFFIC & FRONTAGE

Traffic Volume: 24,664 on Van Horne Rd & Old Somerville Rd (2022)
 30,073 on Van Horne Rd & Lindstrom Dr (2018)

Frontage: 562' on Route 206

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TRANSPORTATION

Parking: 208 Surface Spaces are available; Ratio of 4.01/1,000 SF
 Commuter Rail: 8 minute drive to Somerville Commuter Rail (Raritan Valley Line)
 Airport: 42 minute drive to Trenton Mercer Airport
 Walk Score ®: Somewhat Walkable (55)
 Transit Score ®: Minimal Transit (0)



Lease Availability Report

601 Route 206 - Nelson's Corner Shopping Center - Nelson's Corner
 Hillsborough, NJ 08844 - Princeton North Submarket



BUILDING

Type:	Retail
Center Type:	Community Center
Tenancy:	Multiple
Year Built:	1984
GLA:	125,326 SF
Floors:	1
Typical Floor:	125,326 SF
Docks:	None

AVAILABILITY

Min Divisible:	1,413 SF
Max Contig:	3,453 SF
Total Available:	5,853 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	1,413 - 3,453	3,453	3,453	Withheld	Vacant	Negotiable
P 1st	Retail	Direct	2,400	2,400	2,400	Withheld	Vacant	Negotiable

AMENITIES

Freeway Visibility

KEY TENANTS

ShopRite	60,000 SF	Hallmark Shop	5,000 SF
Pet Supplies Plus	4,804 SF	Hair Plus	3,000 SF
Amwell Dental Associates	2,750 SF	B & C Hillsborough Florist LLC	2,250 SF

TRAFFIC & FRONTAGE

Traffic Volume: 29,450 on Van Horne Rd & Amwell Rd (2022)
 15,951 on Amwell Road (2022)

Frontage: 784' on US 206 (with 1 curb cut)
 Amwell Road

Made with TrafficMetrix® Products

Lease Availability Report

601 Route 206 - Nelson's Corner Shopping Center - Nelson's Corner
Hillsborough, NJ 08844 - Princeton North Submarket



TRANSPORTATION

Parking: 1,000 free Surface Spaces are available; Ratio of 7.98/1,000 SF

Commuter Rail: 9 minute drive to Somerville Commuter Rail (Raritan Valley Line)

Airport: 42 minute drive to Trenton Mercer Airport

Walk Score ®: Somewhat Walkable (64)

Transit Score ®: Minimal Transit (0)

Lease Availability Report

630 Route 206 - Hillsborough Village Center
Hillsborough, NJ 08844 - Princeton North Submarket



BUILDING

Type:	Retail
Center Type:	Neighborhood Ce...
Tenancy:	Multiple
Year Built:	2022
GLA:	28,000 SF
Floors:	1
Typical Floor:	28,000 SF

AVAILABILITY

Min Divisible:	1,221 SF
Max Contig:	7,629 SF
Total Available:	17,733 SF
Asking Rent:	\$25.00/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Bldg. 1,	Retail	Direct	2,570	2,570	2,570	\$25.00/NNN	Vacant	Negotiable
P 1st	Bldg. 2,	Retail	Direct	1,801	3,116	3,116	\$25.00/NNN	Vacant	Negotiable
P 1st	Bldg. 2,	Retail	Direct	1,629	1,629	1,629	\$25.00/NNN	Vacant	Negotiable
P 1st	Bldg. 2,	Retail	Direct	1,568	1,568	1,568	\$25.00/NNN	Vacant	Negotiable
P 1st	Bldg. 3,	Retail	Direct	1,944	7,629	7,629	\$25.00/NNN	Vacant	Negotiable
P 1st	Bldg. 3,	Retail	Direct	5,685	7,629	7,629	\$25.00/NNN	Vacant	Negotiable
P 1st	Bldg. 2,	Retail	Direct	1,315	3,116	3,116	\$25.00/NNN	Vacant	Negotiable
P 1st	Bldg. 2,	Retail	Direct	1,221	1,221	1,221	\$25.00/NNN	Vacant	Negotiable

AMENITIES

Freeway Visibility, Tenant Controlled HVAC

TRAFFIC & FRONTAGE

Traffic Volume: 25,186 on Van Horne Rd & Amwell Rd (2022)
15,951 on Amwell Road (2022)

Made with TrafficMetrix® Products

TRANSPORTATION

Parking: 120 Surface Spaces are available; Ratio of 4.29/1,000 SF
Commuter Rail: 10 minute drive to Somerville Commuter Rail (Raritan Valley Line)
Airport: 41 minute drive to Trenton Mercer Airport
Walk Score ®: Very Walkable (73)
Transit Score ®: Minimal Transit (0)

Lease Availability Report

640 Route 206 - Hillsborough Village Center
 Hillsborough, NJ 08844 - Princeton North Submarket



BUILDING

Type:	Retail
Center Type:	Neighborhood Ce...
Tenancy:	Multiple
Year Built:	2022
GLA:	12,171 SF
Floors:	1
Typical Floor:	12,171 SF

AVAILABILITY

Min Divisible:	1,401 SF
Max Contig:	7,994 SF
Total Available:	7,994 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	1,401 - 7,994	7,994	7,994	Withheld	30 Days	Negotiable

AMENITIES

Freeway Visibility, Tenant Controlled HVAC

TRAFFIC & FRONTAGE

Traffic Volume: 25,186 on Van Horne Rd & Amwell Rd (2022)
 15,951 on Amwell Road (2022)

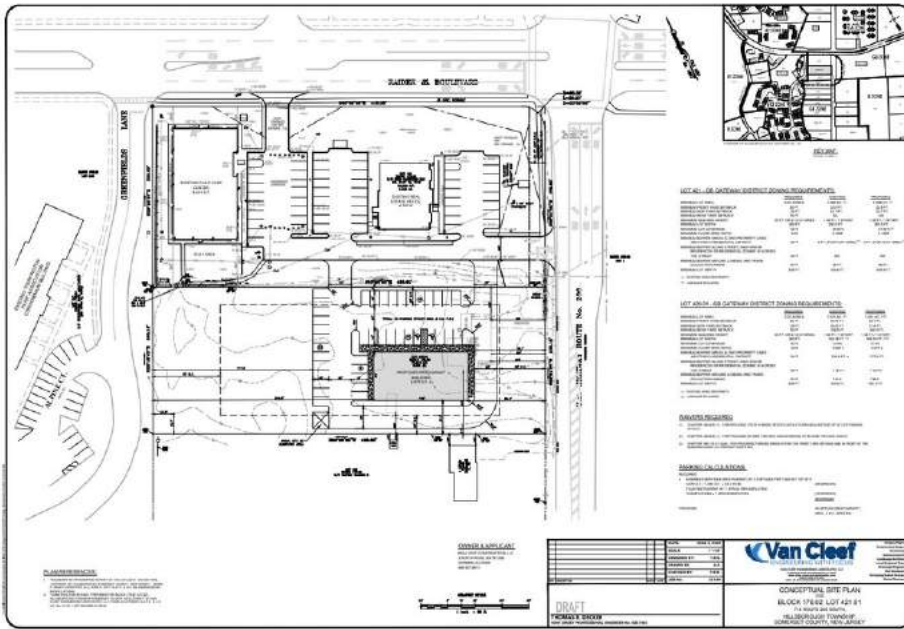
Made with TrafficMetrix® Products

TRANSPORTATION

Parking: 120 Surface Spaces are available; Ratio of 9.86/1,000 SF
 Commuter Rail: 10 minute drive to Somerville Commuter Rail (Raritan Valley Line)
 Airport: 41 minute drive to Trenton Mercer Airport
 Walk Score ®: Very Walkable (71)
 Transit Score ®: Minimal Transit (0)

Lease Availability Report

718 Route 206 - Build to Suit Restaurant
 Hillsborough, NJ 08844 - Princeton North Submarket



BUILDING

Type:	Retail
Subtype:	Restaurant
Year Built:	Proposed
GLA:	5,670 SF
Floors:	1
Typical Floor:	5,670 SF

AVAILABILITY

Min Divisible:	5,670 SF
Max Contig:	5,670 SF
Total Available:	5,670 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Retail	Direct	5,670	5,670	5,670	Withheld	120 Days	Negotiable

AMENITIES

Drive Thru

TRAFFIC & FRONTAGE

Traffic Volume: 8,001 on Raider Blvd & Crickhollow Ln (2017)
 29,450 on Van Horne Rd & Amwell Rd (2022)

Made with TrafficMetrix® Products

TRANSPORTATION

Commuter Rail: 10 minute drive to Somerville Commuter Rail (Raritan Valley Line)
 Airport: 40 minute drive to Trenton Mercer Airport
 Walk Score @: Somewhat Walkable (59)
 Transit Score @: Minimal Transit (0)

Lease Availability Report

771-773 Route 206 - New ShopRite Center - Pad Site
 Hillsborough, NJ 08844 - Princeton North Submarket



BUILDING

Type:	Retail
Subtype:	Storefront
Year Built:	Proposed
GLA:	25,000 SF
Floors:	1
Typical Floor:	25,000 SF

AVAILABILITY

Min Divisible:	1,200 SF
Max Contig:	25,000 SF
Total Available:	25,000 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Retail	Direct	1,200 - 25,000	25,000	25,000	Withheld	Oct 2024	Negotiable

TRAFFIC & FRONTAGE

Traffic Volume: 2,202 on Hillsborough Road & Van Horne Rd (2022)
 25,421 on Van Horne Rd & Oxford PI (2022)

Made with TrafficMetrix® Products

TRANSPORTATION

Commuter Rail: 10 minute drive to Somerville Commuter Rail (Raritan Valley Line)
 Airport: 39 minute drive to Trenton Mercer Airport
 Walk Score ®: Car-Dependent (31)
 Transit Score ®: Minimal Transit (0)

Lease Availability Report

649 Route 206 N - Hillsborough Center - Hillsborough Centre
 Hillsborough, NJ 08844 - Princeton North Submarket



BUILDING

Type:	Retail
Subtype:	Storefront
Center Type:	Neighborhood Ce...
Tenancy:	Multiple
GLA:	28,976 SF
Floors:	2
Typical Floor:	18,247 SF
Docks:	None

AVAILABILITY

Min Divisible:	2,093 SF
Max Contig:	2,093 SF
Total Available:	2,093 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	3/4	Retail	Direct	2,093	2,093	2,093	Withheld	30 Days	Negotiable

SALE

Last Sale: Portfolio of 4 Retail Properties in Hillsborough, NJ Sold on Dec 9, 2016 for \$12,750,000 (\$139.01/SF)

KEY TENANTS

Retro Fitness	8,583 SF	Caffe Piazza	2,083 SF
Ricky's Thai	2,000 SF	Chipotle	1,900 SF
Code Ninjas	1,500 SF	AT&T Wireless	1,200 SF

TRAFFIC & FRONTAGE

Traffic Volume: 25,186 on Van Home Rd & Amwell Rd (2022)

15,951 on Amwell Road (2022)

Frontage: 105' on US 206 (with 2 curb cuts)

Made with TrafficMetrix® Products

TRANSPORTATION

Parking: 500 free Surface Spaces are available

Commuter Rail: 10 minute drive to Somerville Commuter Rail (Raritan Valley Line)

Airport: 42 minute drive to Trenton Mercer Airport

Walk Score ®: Somewhat Walkable (64)

Transit Score ®: Minimal Transit (0)



Lease Availability Report

315 Roycefield Rd

Hillsborough, NJ 08844 - Somerset Submarket



BUILDING

Type:	Class B Industrial
Subtype:	Warehouse
Year Built:	2023
RBA:	54,600 SF
Floors:	1
Typical Floor:	54,600 SF
Ceiling Ht:	24'

AVAILABILITY

Min Divisible:	1,800 SF
Max Contig:	21,000 SF
Total Available:	21,000 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Direct	1,800 - 21,000	21,000	21,000	Withheld	Vacant	Negotiable

LOADING

Docks:	2 ext	Drive Ins:	20 tot./10'w x 14'h
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LAND

Land Area:	5.96 AC
Zoning:	LI

PARCEL

10-00143-0000-00012-01

TRANSPORTATION

Commuter Rail:	10 minute drive to Raritan Commuter Rail (Raritan Valley Line)
Airport:	47 minute drive to Trenton Mercer Airport

KEY TENANTS

The Pickle Jar	20,000 SF
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Lease Availability Report

330 Roycefield Rd - Unit A

Hillsborough, NJ 08844 - Somerset Submarket



BUILDING

Type:	Class B Industrial
Subtype:	Warehouse
Tenancy:	Single
Year Built:	2024
RBA:	15,000 SF
Floors:	1
Typical Floor:	15,000 SF
Ceiling Ht:	32'

AVAILABILITY

Min Divisible:	7,500 SF
Max Contig:	7,500 SF
Total Available:	7,500 SF
Asking Rent:	\$18.50/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	B	Industrial	Sublet	7,500	7,500	7,500	\$18.50/NNN	Vacant	Thru Feb 2029

SALE

Last Sale: Sold on Nov 20, 2014 for \$1,211,333 (\$80.76/SF) at 8.10% Cap

LOADING

Docks:	None	Drive Ins:	4 tot.
Cross Docks:	None	Cranes:	None

POWER & UTILITIES

Power:	800a Heavy
Utilities:	Heating - Gas

LAND

Land Area:	2.44 AC
Zoning:	I-2

PARCEL

10-00142-0000-00023-0010

Lease Availability Report

330 Roycefield Rd - Unit A

Hillsborough, NJ 08844 - Somerset Submarket



TRANSPORTATION

Parking: 30 Surface Spaces are available; Ratio of 2.00/1,000 SF

Commuter Rail: 11 minute drive to Raritan Commuter Rail (Raritan Valley Line)

Airport: 47 minute drive to Trenton Mercer Airport

KEY TENANTS

Paramount Gymnastics	15,000 SF	Junction Road Distributors	7,500 SF
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Lease Availability Report

186 Rt 206 S

Hillsborough, NJ 08844 - Somerset Submarket



BUILDING

Type:	Class B Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	1970
RBA:	32,000 SF
Floors:	1
Typical Floor:	32,000 SF
Ceiling Ht:	14'
Columns:	50'w x 50'd

AVAILABILITY

Min Divisible:	24,000 SF
Max Contig:	24,000 SF
Total Available:	24,000 SF
Asking Rent:	\$9.95/NNN

SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Direct	24,000	24,000	24,000	\$9.95/NNN	Vacant	Negotiable

LOADING

Docks:	1 int/2 ext	Drive Ins:	1 tot.
Cross Docks:	None	Cranes:	2/10.00 tons 11' Hk
Rail Spots:	None		

POWER & UTILITIES

Power:	800a Heavy
Utilities:	Heating - Gas, Sewer - City, Water - City

FEATURES

Air Conditioning, Skylights

LAND

Land Area:	2.80 AC
Zoning:	I1

PARCEL

10-00142-0000-00028

Lease Availability Report

186 Rt 206 S

Hillsborough, NJ 08844 - Somerset Submarket



TRANSPORTATION

Parking: 40 Surface Spaces are available; Ratio of 1.25/1,000 SF

Commuter Rail: 5 minute drive to Somerville Commuter Rail (Raritan Valley Line)

Airport: 44 minute drive to Trenton Mercer Airport

KEY TENANTS

Permadur Industries, Inc.

32,000 SF

Lease Availability Report

120 Stryker Ln - Building 3 Larken Mini-Office Warehouse
 Hillsborough, NJ 08844 - Somerset Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	1997
RBA:	3,024 SF
Floors:	1
Typical Floor:	3,024 SF

AVAILABILITY

Min Divisible:	288 SF
Max Contig:	288 SF
Total Available:	288 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	303 A&E	Industrial	Direct	288	288	288	Withheld	30 Days	Negotiable

LOADING

Docks:	None	Drive Ins:	5 tot.
Cross Docks:	None		

FEATURES

24 Hour Access, Air Conditioning

LAND

Land Area:	2.74 AC
Zoning:	GI

PARCEL

10-00200-0005-00005

TRANSPORTATION

Commuter Rail:	11 minute drive to Somerville Commuter Rail (Raritan Valley Line)
Airport:	42 minute drive to Trenton Mercer Airport

Lease Availability Report

220 Triangle Rd - New Center Village Square
 Hillsborough, NJ 08844 - Princeton North Submarket



BUILDING

Type:	Retail
Center Type:	Neighborhood Ce...
Tenancy:	Multiple
Year Built:	1970; Renov 2006
GLA:	35,529 SF
Floors:	1
Typical Floor:	35,529 SF

AVAILABILITY

Min Divisible:	1,200 SF
Max Contig:	5,000 SF
Total Available:	6,500 SF
Asking Rent:	\$\$14.00

SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	1,500	1,500	1,500	\$14.00/N	Vacant	Negotiable
P 1st	Retail	Direct	1,200 - 5,000	5,000	5,000	\$14.00/NNN	60 Days	Negotiable

KEY TENANTS

● CVS Pharmacy	10,125 SF	DaVita Kidney Care	5,723 SF
Dong's Chinese Express	1,800 SF	The Max	1,800 SF
Beyond The Fringe Salon	1,500 SF	Cafe Brio	1,500 SF

● Anchor

TRAFFIC & FRONTAGE

Traffic Volume:	2,508 on Auten Rd & Olliver Ct (2022)
	11,636 on Auten Road (2022)
Frontage:	669' on Triangle Rd

Made with TrafficMetrix® Products

TRANSPORTATION

Parking:	186 Surface Spaces are available; Ratio of 5.23/1,000 SF
Commuter Rail:	11 minute drive to Somerville Commuter Rail (Raritan Valley Line)
Airport:	44 minute drive to Trenton Mercer Airport
Walk Score ®:	Car-Dependent (36)
Transit Score ®:	Minimal Transit (0)



Lease Availability Report

170 Us Highway 206

Hillsborough, NJ 08844 - Somerset Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	1970
RBA:	13,200 SF
Floors:	1
Typical Floor:	10,000 SF
Ceiling Ht:	22'

AVAILABILITY

Min Divisible:	5,000 SF
Max Contig:	10,760 SF
Total Available:	10,760 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Direct	5,000 - 10,760/4,00...	10,760	10,760	Withheld	Vacant	Negotiable

SALE

Last Sale: Sold on Aug 21, 2017 for \$840,000 (\$63.64/SF)

LOADING

Docks:	1 ext	Drive Ins:	2 tot./12'w x 14'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

POWER & UTILITIES

Power:	600a
Utilities:	Gas - Natural, Heating, Lighting, Sewer - City, Water - City

LAND

Land Area:	9.00 AC
Zoning:	I1

PARCEL

10-00142-0000-00026

Lease Availability Report

170 Us Highway 206

Hillsborough, NJ 08844 - Somerset Submarket



TRANSPORTATION

Parking: 25 Surface Spaces are available; Ratio of 1.89/1,000 SF

Commuter Rail: 5 minute drive to Somerville Commuter Rail (Raritan Valley Line)

Airport: 44 minute drive to Trenton Mercer Airport

Lease Availability Report

196 US Highway 206

Hillsborough, NJ 08844 - Somerset Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Warehouse
Year Built:	1960
RBA:	4,600 SF
Floors:	1
Typical Floor:	4,600 SF

AVAILABILITY

Min Divisible:	2,500 SF
Max Contig:	2,500 SF
Total Available:	2,500 SF
Asking Rent:	\$47.70/FS

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Flex	Direct	2,500/350 ofc	2,500	2,500	\$47.70/FS	30 Days	Negotiable

SALE

Last Sale: Sold on Jun 28, 2018 for \$850,000 (\$184.78/SF)

LOADING

Drive Ins: **3 tot./10'w x 12'h**

LAND

Land Area: **3.13 AC**

Zoning: **I1**

PARCEL

10-00142-0000-00032

TRANSPORTATION

Parking: Ratio of 0.00/1,000 SF

Commuter Rail: 6 minute drive to Somerville Commuter Rail (Raritan Valley Line)

Airport: 44 minute drive to Trenton Mercer Airport

Lease Availability Report

198 US Highway 206 - 198 Route 206 South

Hillsborough, NJ 08844 - Somerset Submarket



BUILDING

Type:	Class B Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	1971
RBA:	45,200 SF
Floors:	1
Typical Floor:	45,200 SF
Ceiling Ht:	14'

AVAILABILITY

Min Divisible:	3,000 SF
Max Contig:	3,000 SF
Total Available:	3,000 SF
Asking Rent:	\$16.00/IG

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Direct	3,000/500 ofc	3,000	3,000	\$16.00/IG	Vacant	Negotiable

SALE

Last Sale: Sold on Aug 13, 2019 for \$2,425,000 (\$53.65/SF) at 8.50% Cap

LOADING

Docks: **5 ext** Drive Ins: **9 tot.**
 Cross Docks: **None**

FEATURES

Bio-Tech/ Lab Space

LAND

Land Area: **4.00 AC**
 Zoning: **I1**

PARCEL

10-00142-0000-00032-01

TRANSPORTATION

Commuter Rail: 6 minute drive to Somerville Commuter Rail (Raritan Valley Line)
 Airport: 44 minute drive to Trenton Mercer Airport

Lease Availability Report

198 US Highway 206 - 198 Route 206 South
Hillsborough, NJ 08844 - Somerset Submarket



KEY TENANTS

Top Notch Janitorial Service LLC	1,200 SF	Granite Professionals LLC	500 SF
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Lease Availability Report

216 Us Highway 206 - Valley Park Corporate Park
 Hillsborough, NJ 08844 - Somerset Submarket



BUILDING

Type:	Class C Flex
Subtype:	Light Distribution
Tenancy:	Multiple
Year Built:	1989
RBA:	74,714 SF
Floors:	1
Typical Floor:	74,714 SF
Ceiling Ht:	22'
Columns:	30'w x 40'd

AVAILABILITY

Min Divisible:	1,360 SF
Max Contig:	4,375 SF
Total Available:	9,827 SF
Asking Rent:	\$14.75/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	5	Flex	Direct	4,092/818 ofc	4,092	4,092	\$14.75/NNN	Vacant	Negotiable
P 1st	7	Flex	Direct	4,375/2,222 ofc	4,375	4,375	\$14.75/NNN	Vacant	Negotiable
P 1st	11	Flex	Direct	1,360/962 ofc	1,360	1,360	\$14.75/NNN	Jul 2024	Negotiable

SALE

Last Sale: Portfolio of 2 Flex Properties in Hillsborough, NJ Sold on Jan 16, 2003 for \$6,025,000 (\$57.22/SF)

LOADING

Docks:	5 ext	Drive Ins:	10 tot.
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

POWER & UTILITIES

Power:	150a/120-208v 3p
Utilities:	Gas - Natural, Heating - Gas, Sewer - City, Water - City

LAND

Land Area:	15.98 AC
Zoning:	I2

PARCEL

10-00142-0000-00034

Lease Availability Report

216 Us Highway 206 - Valley Park Corporate Park
Hillsborough, NJ 08844 - Somerset Submarket



TRANSPORTATION

Parking: 100 Surface Spaces are available; Ratio of 1.33/1,000 SF

Commuter Rail: 6 minute drive to Somerville Commuter Rail (Raritan Valley Line)

Airport: 44 minute drive to Trenton Mercer Airport

Walk Score ®: Car-Dependent (13)

Transit Score ®: Minimal Transit (0)

KEY TENANTS

Delta Millenium, Inc.	6,745 SF	AA Bakery Services & Consulting	4,340 SF
Carpet Express	3,500 SF	JM Carpet	3,500 SF
Subuas	3,500 SF	Zansitis Painting	3,500 SF

Lease Availability Report

230 US Highway 206

Hillsborough, NJ 08844 - Princeton North Submarket



BUILDING

Type:	Retail
Subtype:	Freestanding
Year Built:	1950
GLA:	19,480 SF
Floors:	2
Typical Floor:	9,740 SF

AVAILABILITY

Min Divisible:	5,500 SF
Max Contig:	5,500 SF
Total Available:	5,500 SF
Asking Rent:	\$14.00/N

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	5,500	5,500	5,500	\$14.00/N	Vacant	1 - 10 Yrs

SALE

Last Sale: Sold on Mar 15, 2000 for \$350,000 (\$17.97/SF)

TRAFFIC & FRONTAGE

Traffic Volume: 815 on Lindstrom Dr & Van Horne Rd (2018)
 32,144 on US Hwy 206 & Brooks Blvd (2022)
 Frontage: 615' on Route 206

Made with TrafficMetrix® Products

TRANSPORTATION

Parking: 55 Surface Spaces are available; Ratio of 2.82/1,000 SF
 Commuter Rail: 6 minute drive to Somerville Commuter Rail (Raritan Valley Line)
 Airport: 43 minute drive to Trenton Mercer Airport
 Walk Score ®: Car-Dependent (37)
 Transit Score ®: Minimal Transit (0)

Lease Availability Report

390 US Highway 206 - Building 2 - Hillsborough Club Plaza
 Hillsborough, NJ 08844 - Princeton North Submarket



BUILDING

Type:	Retail
Center Type:	Neighborhood Ce...
Year Built:	1969
GLA:	7,960 SF
Floors:	1
Typical Floor:	7,960 SF

AVAILABILITY

Min Divisible:	1,600 SF
Max Contig:	3,060 SF
Total Available:	3,060 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	1,600 - 3,060	3,060	3,060	Withheld	Vacant	Negotiable

KEY TENANTS

Cafe Graziella	4,900 SF	Allstate Insurance Company	1,250 SF
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TRAFFIC & FRONTAGE

Traffic Volume:	24,664 on Van Horne Rd & Old Somerville Rd (2022)
	30,073 on Van Horne Rd & Lindstrom Dr (2018)

Made with TrafficMetrix® Products

TRANSPORTATION

Commuter Rail:	8 minute drive to Somerville Commuter Rail (Raritan Valley Line)
Airport:	42 minute drive to Trenton Mercer Airport
Walk Score ®:	Somewhat Walkable (55)
Transit Score ®:	Minimal Transit (0)

Lease Availability Report

390 US Highway 206 - Hillsborough Club Plaza
 Hillsborough, NJ 08844 - Princeton North Submarket



BUILDING

Type:	Retail
Subtype:	Bank
Center Type:	Neighborhood Ce...
Year Built:	Proposed
GLA:	2,500 SF
Floors:	1
Typical Floor:	2,500 SF

AVAILABILITY

Min Divisible:	2,500 SF
Max Contig:	2,500 SF
Total Available:	2,500 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Retail	Direct	2,500	2,500	2,500	Withheld	Vacant	Negotiable

TRAFFIC & FRONTAGE

Traffic Volume: 24,664 on Van Horne Rd & Old Somerville Rd (2022)
 29,450 on Van Horne Rd & Amwell Rd (2022)

Made with TrafficMetrix® Products

TRANSPORTATION

Commuter Rail: 8 minute drive to Somerville Commuter Rail (Raritan Valley Line)
 Airport: 42 minute drive to Trenton Mercer Airport
 Walk Score ®: Somewhat Walkable (61)
 Transit Score ®: Minimal Transit (0)

Lease Availability Report

668 US Highway 206 - Somerset Health Center
 Hillsborough, NJ 08844 - Princeton North Submarket



BUILDING

Type:	Retail
Tenancy:	Multiple
Year Built:	2024
GLA:	10,000 SF
Floors:	2
Typical Floor:	5,000 SF

AVAILABILITY

Min Divisible:	875 SF
Max Contig:	2,025 SF
Total Available:	3,925 SF
Asking Rent:	\$24.00/NNN

SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Off/Med	Direct	2,025	2,025	2,025	\$24.00/NNN	Vacant	5 - 7 Yrs
P 2nd	Off/Med	Direct	875	875	875	\$24.00/NNN	Vacant	5 - 7 Yrs
E 2nd	Off/Med	Direct	1,025	1,025	1,025	\$24.00/NNN	Vacant	5 - 7 Yrs

KEY TENANTS

Dr. Kumar Ramaswamy, MD	4,000 SF
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TRAFFIC & FRONTAGE

Traffic Volume: 25,186 on Van Home Rd & Amwell Rd (2022)
 15,951 on Amwell Road (2022)

Made with TrafficMetrix® Products

TRANSPORTATION

Commuter Rail: 10 minute drive to Somerville Commuter Rail (Raritan Valley Line)
 Airport: 41 minute drive to Trenton Mercer Airport
 Walk Score ®: Somewhat Walkable (68)
 Transit Score ®: Minimal Transit (0)

Lease Availability Report

706 US Highway 206

Hillsborough, NJ 08844 - Princeton North Submarket



BUILDING

Type:	Class B Office
Year Built:	1984
RBA:	27,071 SF
Floors:	2
Typical Floor:	13,536 SF

AVAILABILITY

Min Divisible:	1,200 SF
Max Contig:	4,454 SF
Total Available:	7,654 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	3	Office	Direct	2,000	2,000	2,000	Withheld	30 Days	Negotiable
P 1st	2	Retail	Direct	1,200	1,200	1,200	Withheld	Vacant	Negotiable
P 1st	P2	Office	Direct	4,454	4,454	4,454	Withheld	Vacant	Negotiable

TRANSPORTATION

Parking:	Ratio of 0.00/1,000 SF
Commuter Rail:	10 minute drive to Somerville Commuter Rail (Raritan Valley Line)
Airport:	40 minute drive to Trenton Mercer Airport
Walk Score ®:	Somewhat Walkable (57)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

Jersey Mike's Subs	1,000 SF
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Lease Availability Report

719 Us Highway 206 - Gateway Professional Bldg
 Hillsborough, NJ 08844 - Princeton North Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1997
RBA:	13,166 SF
Floors:	2
Typical Floor:	6,583 SF

AVAILABILITY

Min Divisible:	879 SF
Max Contig:	879 SF
Total Available:	879 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	102	Office	Direct	879	879	879	Withheld	Vacant	Negotiable

TRANSPORTATION

Parking:	Ratio of 4.00/1,000 SF
Commuter Rail:	10 minute drive to Somerville Commuter Rail (Raritan Valley Line)
Airport:	40 minute drive to Trenton Mercer Airport
Walk Score ®:	Somewhat Walkable (59)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

Total Care Physical Therapy, PC	2,519 SF	Becker Ear, Nose & Throat	1,000 SF
Couples Therapy Center of NJ	1,000 SF	Montgomery Internal Medicine Group	1,000 SF
Visiting Angels Living Assistance	879 SF	Cynthia Goldberg LCSW	459 SF

Lease Availability Report

856 Us Highway 206 - Mountain View Plaza - C
 Hillsborough, NJ 08844 - Princeton North Submarket



BUILDING

Type:	Class C Office
Tenancy:	Multiple
Year Built:	1968
RBA:	19,256 SF
Floors:	2
Typical Floor:	10,939 SF

AVAILABILITY

Min Divisible:	1,000 SF
Max Contig:	2,000 SF
Total Available:	4,400 SF
Asking Rent:	\$\$19.00 - \$25.00

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	1, 2, 3	Retail	Direct	1,000	1,000	1,000	Withheld	Vacant	3 - 5 Yrs
P 1st	1	Off/Med	Direct	1,400	1,400	1,400	\$25.00/TBD	Vacant	2 - 12 Yrs
P 2nd		Off/Ret	Direct	1,000 - 2,000	2,000	2,000	\$19.00/MG	Vacant	3 - 5 Yrs

SALE

Last Sale: Sold on Mar 11, 2019 for \$770,000 (\$39.99/SF)

TRANSPORTATION

Parking:	Ratio of 3.12/1,000 SF
Commuter Rail:	11 minute drive to Somerville Commuter Rail (Raritan Valley Line)
Airport:	38 minute drive to Trenton Mercer Airport
Walk Score ®:	Car-Dependent (26)
Transit Score ®:	Minimal Transit (0)

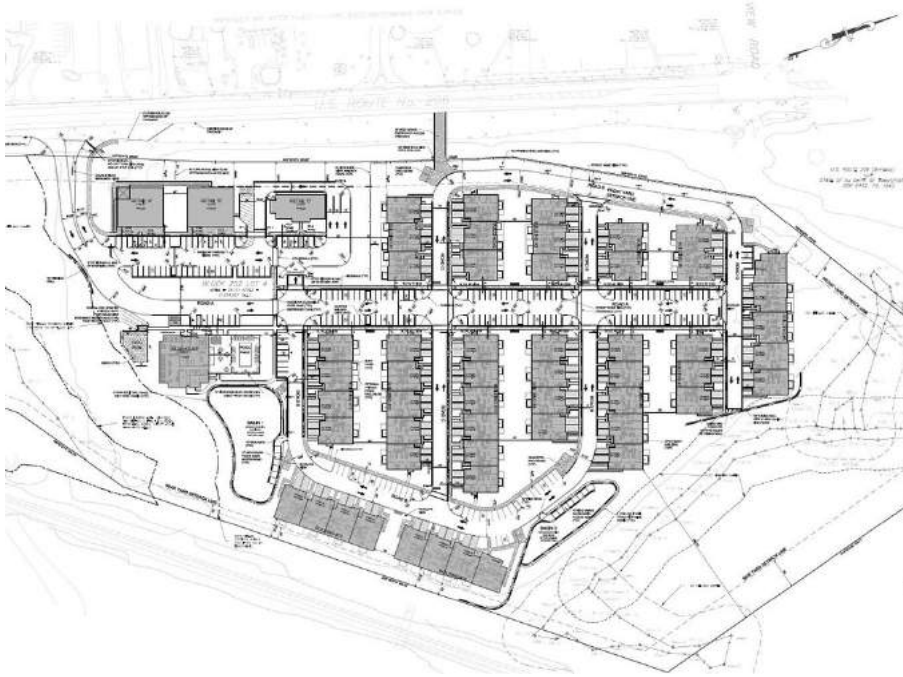
KEY TENANTS

Green Tea And Honey Spa	508 SF	8 Weeks To Wellness	500 SF
Above & Beyond Nail Salon	500 SF	Allstate Insurance Company	500 SF
Bel-Mont Pefiactrics	500 SF	Black Moon Piercing	500 SF

Lease Availability Report

871 US Highway 206

Hillsborough, NJ 08844 - Princeton North Submarket



BUILDING

Type:	Retail
Subtype:	Storefront Retail/R...
Tenancy:	Multiple
Year Built:	2022
GLA:	12,500 SF
Floors:	1
Typical Floor:	12,500 SF

AVAILABILITY

Min Divisible:	2,900 SF
Max Contig:	4,500 SF
Total Available:	10,900 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	A	Retail	Direct	2,900	2,900	2,900	Withheld	Vacant	Negotiable
P 1st	B	Retail	Direct	4,500	4,500	4,500	Withheld	Vacant	Negotiable
P 1st	C	Retail	Direct	3,500	3,500	3,500	Withheld	Vacant	Negotiable

TRAFFIC & FRONTAGE

Traffic Volume: 26,997 on Van Horne Rd & Belle Mead Blawenburg Rd (2017)

25,766 on Van Horne Rd & Ludlow Ave (2022)

Frontage: 1,040' on US Highway 206

Made with TrafficMetrix® Products

TRANSPORTATION

Parking: 63 Surface Spaces are available; Ratio of 5.04/1,000 SF

Commuter Rail: 11 minute drive to Somerville Commuter Rail (Raritan Valley Line)

Airport: 38 minute drive to Trenton Mercer Airport

Walk Score ®: Car-Dependent (25)

Transit Score ®: Minimal Transit (0)

Lease Availability Report

403 US-206

Hillsborough, NJ 08844 - Princeton North Submarket



BUILDING

Type:	Retail
Subtype:	Bank
Tenancy:	Single
Year Built:	1964
GLA:	2,788 SF
Floors:	1
Typical Floor:	2,788 SF

AVAILABILITY

Min Divisible:	2,788 SF
Max Contig:	2,788 SF
Total Available:	2,788 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	2,788	2,788	2,788	Withheld	Vacant	Negotiable

SALE

Last Sale: Sold on Dec 20, 2021 for \$815,000 (\$292.32/SF)

TRAFFIC & FRONTAGE

Traffic Volume: 29,450 on Van Horne Rd & Amwell Rd (2022)
28,340 on Van Horne Rd & Doctors Way (2022)

Made with TrafficMetrix® Products

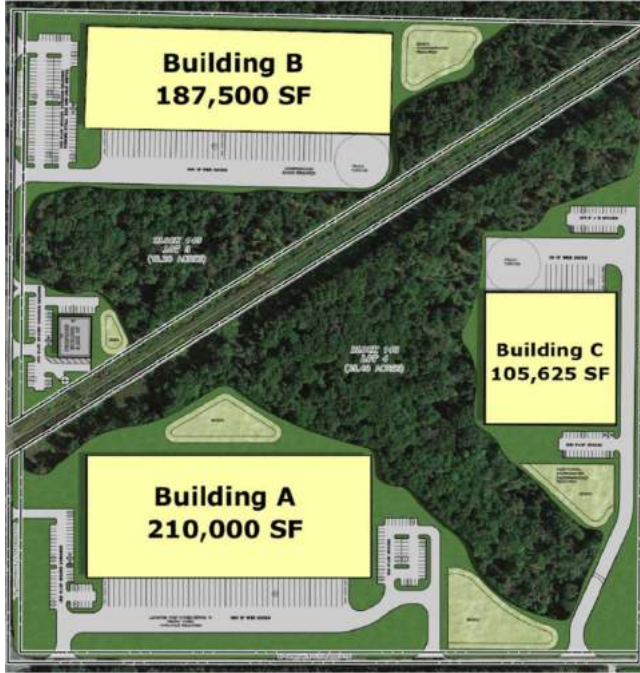
TRANSPORTATION

Parking: 25 Surface Spaces are available; Ratio of 8.96/1,000 SF
Commuter Rail: 8 minute drive to Somerville Commuter Rail (Raritan Valley Line)
Airport: 42 minute drive to Trenton Mercer Airport
Walk Score ®: Somewhat Walkable (54)
Transit Score ®: Minimal Transit (0)

Lease Availability Report

425 Valley Rd - Building A

Hillsborough, NJ 08844 - Somerset Submarket



BUILDING

Type:	Class A Industrial
Subtype:	Distribution
Tenancy:	Multiple
Year Built:	Proposed
RBA:	251,058 SF
Floors:	1
Typical Floor:	251,058 SF
Ceiling Ht:	36'

AVAILABILITY

Min Divisible:	191,400 SF
Max Contig:	191,400 SF
Total Available:	191,400 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Direct	191,400/5,000 ofc	191,400	191,400	Withheld	Jun 2024	Negotiable

LOADING

Docks:	30 ext	Drive Ins:	2 tot./12'w x 14'h
Cross Docks:	None	Rail Spots:	None

LAND

Land Area:	54.00 AC
Zoning:	GI

PARCEL

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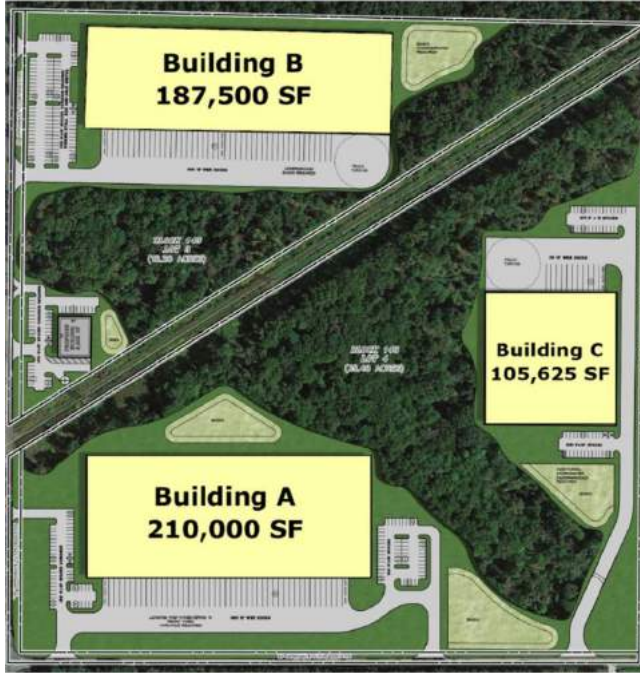
TRANSPORTATION

Parking:	156 Surface Spaces are available; Ratio of 0.62/1,000 SF
Commuter Rail:	11 minute drive to Somerville Commuter Rail (Raritan Valley Line)
Airport:	47 minute drive to Trenton Mercer Airport

Lease Availability Report

425 Valley Rd - Building B

Hillsborough, NJ 08844 - Somerset Submarket



BUILDING

Type:	Class A Industrial
Subtype:	Distribution
Tenancy:	Multiple
Year Built:	Proposed
RBA:	148,500 SF
Floors:	1
Typical Floor:	148,500 SF
Ceiling Ht:	36'

AVAILABILITY

Min Divisible:	148,500 SF
Max Contig:	148,500 SF
Total Available:	148,500 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Direct	148,500/2,500 ofc	148,500	148,500	Withheld	Jun 2024	Negotiable

LOADING

Docks:	15 ext	Drive Ins:	2 tot./12'w x 14'h
Cross Docks:	None	Rail Spots:	None

LAND

Land Area:	54.00 AC
Zoning:	GI

PARCEL

10-00143-0000-00003, 10-00143-0000-00004

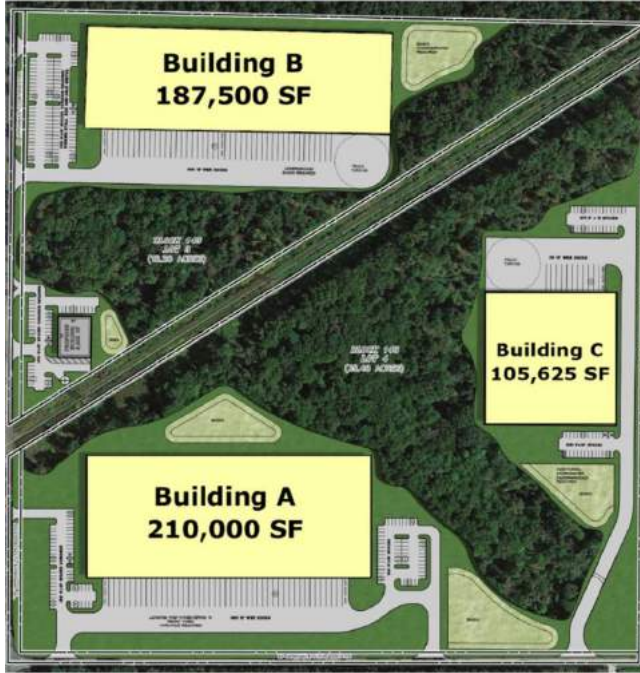
TRANSPORTATION

Parking:	43 Surface Spaces are available; Ratio of 0.29/1,000 SF
Commuter Rail:	11 minute drive to Somerville Commuter Rail (Raritan Valley Line)
Airport:	47 minute drive to Trenton Mercer Airport

Lease Availability Report

425 Valley Rd - Building C

Hillsborough, NJ 08844 - Somerset Submarket



BUILDING

Type:	Class A Industrial
Subtype:	Warehouse
Tenancy:	Single
Year Built:	Proposed
RBA:	90,000 SF
Floors:	1
Typical Floor:	90,000 SF
Ceiling Ht:	36'

AVAILABILITY

Min Divisible:	78,750 SF
Max Contig:	78,750 SF
Total Available:	78,750 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Direct	78,750/1,000 ofc	78,750	78,750	Withheld	Jun 2024	Negotiable

LOADING

Docks:	12 ext	Drive Ins:	1 tot./12'w x 14'h
Cross Docks:	None	Rail Spots:	None

LAND

Land Area:	54.00 AC
Zoning:	GI

PARCEL

10-00143-0000-00003, 10-00143-0000-00004

TRANSPORTATION

Parking:	40 Surface Spaces are available; Ratio of 0.44/1,000 SF
Commuter Rail:	11 minute drive to Somerville Commuter Rail (Raritan Valley Line)
Airport:	47 minute drive to Trenton Mercer Airport

Lease Availability Report

85 Weston Rd

Hillsborough, NJ 08844 - Somerset Submarket



For Sale

85 Weston Road, Hillsborough, N.J.
± 6,000 Ft.²

LOGISTIC REALTY
INDUSTRIAL REAL ESTATE SERVICES

Bill Hettler **732.738.8888**
bill@logisticrealty.com
Resume: www.williamhettler.com



Total Building: ± 6,000 Sq. Ft. on 3+ Acres
Building is Expandable
Zoning: Industrial 1
Loading: One (1) Drive In Door
Office Area: ± 1,000 Sq. Ft. 2nd Floor
Tech/Shop: ± 1,000 Sq. Ft.
Shop/Machine/Tool/Tech
Ceiling: 28' Ft. Clear Throughout
Crane: Three (3) & Two (2) Ton Cranes
Load Expansion Possible
Utilities: Full HVAC Throughout
1,000 Amps 3 Phase Power
Well Water, City Sewer
Solar: 1,000+ Solar Panels Producing
22,000-27,000 KW Hrs Per Unit
Taxes: \$ 9,837.17 (2020)
Sale Price: \$ 2,200,000.00;
Includes Solar Panels

**Ideal Manufacturing / Fabrication / Tech /
Assembly / Machine Shop / Lab**

BUILDING

Type:	Class C Industrial
Subtype:	Manufacturing
Tenancy:	Single
Year Built:	1980; Renov 2010
RBA:	18,500 SF
Floors:	1
Typical Floor:	18,500 SF
Ceiling Ht:	20'

AVAILABILITY

Min Divisible:	18,500 SF
Max Contig:	18,500 SF
Total Available:	18,500 SF
Asking Rent:	\$14.00/NNN

SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Direct	18,500/2,500 ofc	18,500	18,500	\$14.00/NNN	120 Days	7 - 10 Yrs

LOADING

Docks:	2 ext	Drive Ins:	1 tot./18'w x 14'h
Cranes:	Yes		

POWER & UTILITIES

Power:	600a/120-240v 3p
Utilities:	Gas - Natural, Heating - Gas, Lighting, Sewer - City, Water - Well

FEATURES

Air Conditioning, Buss Ducts, Energy Performance Rating - A, Fluorescent Lighting, Yard

LAND

Land Area:	2.02 AC
Zoning:	I-1

PARCEL

10-00185-0000-00001

Lease Availability Report

85 Weston Rd

Hillsborough, NJ 08844 - Somerset Submarket



TRANSPORTATION

Parking: 35 Surface Spaces are available; Ratio of 1.89/1,000 SF

Commuter Rail: 9 minute drive to Somerville Commuter Rail (Raritan Valley Line)

Airport: 45 minute drive to Trenton Mercer Airport
