



LARKEN ASSOCIATES WELCOMES E-COMMERCE COMPANY TO HILLSBOROUGH BUSINESS CENTER

27-Building, 596,315-Square-Foot Center Fully Leased

HILLSBOROUGH, NJ, June 1, 2026 — Larken Associates, a leading full-service commercial and residential real estate firm, announces a 2,270-square-foot lease with Samphin, LLC at Hillsborough Business Center, located on Stryker Lane in Hillsborough, New Jersey. Rob Marek, Executive Vice President of Larken Associates' Commercial Division, negotiated the transaction.

Samphin LLC is an e-commerce retailer and third-party logistics (3PL) company focused on sourcing, bundling, and fulfilling products for major online marketplaces. Through a streamlined logistics and fulfillment model, the company supports direct-to-consumer sales across digital platforms. Shortly after signing a 1,500-square-foot lease at Hillsborough Business Center, Samphin LLC expanded its presence at the property to 2,270 square feet in total.

Hillsborough Business Center is a sprawling 27-building, 596,315-square-foot flex industrial/warehouse center situated on 100 acres. The center is ideally located just one block off Route 206, and easily accessible from several major highways including Routes 1 and 202, and Interstates 78 and 287. Each building 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.

"Samphin's lease is a great example of the continued demand we're seeing from e-commerce and distribution users for flexible industrial space in the Somerset County market," Marek said. "Hillsborough Business Center offers the functionality and accessibility that businesses need to operate efficiently, and reaching full occupancy reflects the property's strong appeal."

Hillsborough Business Center is currently fully leased. To learn more about the center and explore future leasing opportunities, please contact Rob Marek at 908-874-8686 or RMarek@Larken.net, and visit <https://bit.ly/HillsboroughBusinessCenter>.

About Larken Associates

Larken Associates is a leading full-service commercial and residential real estate firm based in Branchburg, New Jersey. Leveraging 60 years of experience, their long-term ownership strategy and full suite of in-house capabilities brings great spaces to live and work to life. Across a diverse commercial portfolio spanning nearly four million square feet and 1,200 tenants across office, industrial, retail and mixed-use properties, and approximately 3,000 residential units across 20 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.