

**1121-B Richland Commerce Drive**  
**Quakertown, PA**

**23,000 SF Industrial Condo**

<b><u>CONSTRUCTION:</u></b>	Butler Style built in 2010 : concrete, block, steel and insulated metal panel with 6” reinforced concrete floor.
<b><u>SQUARE FOOTAGE:</u></b>	23,000 SF: 15,300 SF production / warehouse space and 4,700 SF office space. Additional 3,000 SF Mezzanine finished office and bathroom.
<b><u>BUILDING DIMENTIONS:</u></b>	160’ W x 125’ D , columns 30’ x 80’, on 2.4 AC
<b><u>CLEAR HEIGHT:</u></b>	22’ – 24’ clear height
<b><u>DOCK DOORS:</u></b>	1 (8’ x 10’)
<b><u>DRIVE - IN DOORS:</u></b>	2 (12’ x 14’) & 1 (20’ x 14’)
<b><u>POWER:</u></b>	3 Phase, 600 Amps
<b><u>CAR PARKING:</u></b>	90 Spaces
<b><u>HVAC:</u></b>	Office area four (4) Units, 5 Ton each Warehouse area Gas Fired Units
<b><u>LIGHTING:</u></b>	T-5
<b><u>SPRINKLER:</u></b>	Wet system

**ZONING:**

**Richland Twp. Ext : Extraction – Permitted uses:  
Productions, Manufacturing, Warehouse and  
Distribution**

**OUTSIDE STORAGE:**

**Permitted**

**UTILITY SERVICES:**

**Public Water/Sewer,  
PPL Electric, Propane Gas**

**INTERNET:**

**Comcast and Verizon**

**TAXES:**

**\$24,500 Annually**