

# 707 N VALLEY FORGE ROAD

## LANSDALE, PA



REPRESENTED BY  
THE FLYNN COMPANY

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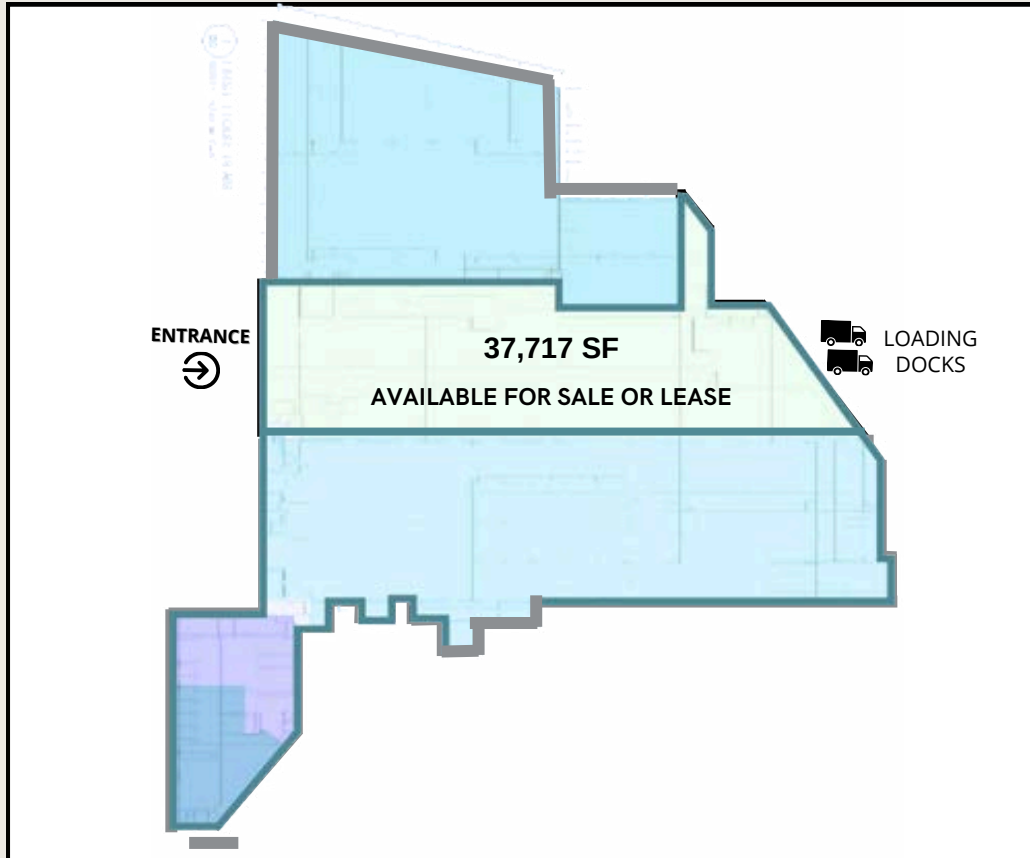
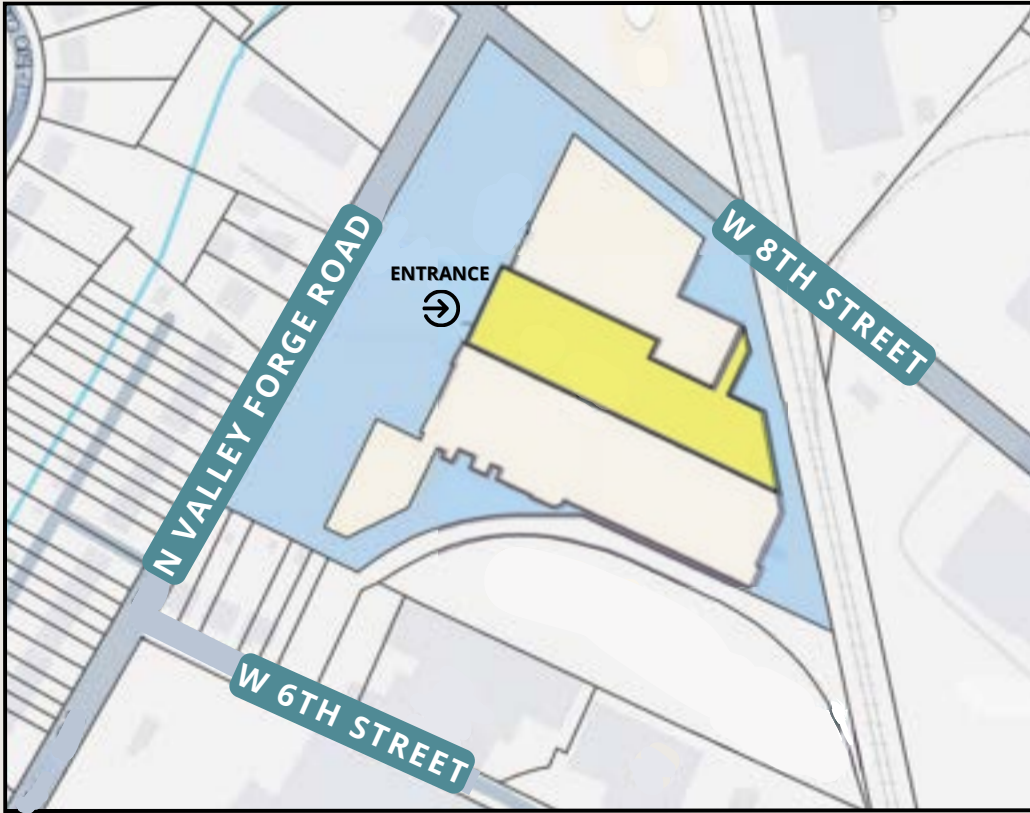
## +/- 37,000 SF INDUSTRIAL CONDO AVAILABLE FOR SALE OR LEASE

### PROPERTY HIGHLIGHTS

- 37,717 SF
- Zoning: Industrial
- Two loading docks
- Wet sprinklered system including 1500 GPM electric fire pump
- Lighting: LED lighting throughout entire warehouse
- Clear height: 17' in main section of warehouse; Portion of warehouse is 11' clear
- 5% Mix of traditional and shop office space



## SITE & FLOOR PLAN



## LOCATION



## PROPERTY PHOTOS

