

# RETAIL AND WAREHOUSE SPACE FOR LEASE

252 Bethlehem Pike, Colmar PA

## LEASE RATES

Warehouse: \$9.00 PSF  
(Triple Net)  
Retail Space: \$16.95 PSF  
(Triple Net)  
NNN Operating  
Expenses: \$2.80 PSF

## SIZE

Warehouse: 20,150 SF  
Retail Space: 3,800 SF

## ZONING

Commercial

## PRESENTED BY

James R. Wrigley  
215-519-2290 (m)  
215-855-5100 (o)  
jimw@kpgcm.com



## PROPERTY OVERVIEW

This mixed use property has incredible frontage, visibility and access along busy Route 309 in Colmar, near its intersection with Route 202. The retail store is 3,800 SF with incredible signage opportunities and a very reasonable rental rate.

The warehouse component offers excellent accessibility at approximately a 25% discount to similar buildings in the market, making it a strong option for storage & warehousing.

The property features frontage along Route 309, with exposure to very strong daily traffic counts and a well-established commercial corridor.

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## WAREHOUSE FEATURES

Two drive-in doors

Door 1: 10' W x 12' H

Door 2: 10' W x 12' H

Middle of warehouse, attached to retail space (currently being used as a showroom)

- 4,400 SF with 10ft drop ceiling
- 300 SF exit hallway
- 50 SF electrical room
- Has AC/Heat

Left side without drive in doors

- 5,000 SF with 15ft/12ft ceiling
- 10' W x 12' H rolling shutter
- Has heater, but no AC

Right side with drive-in doors

- 10,000 SF with bumpout; bumpout is 1,100SF - so right side is a total 11,100sqft with 15 ft/13ft ceiling height
- Has its own HVAC (AC and heat)

## FITNESS CENTER

Not for Lease, but there is flexibility with them relocating

7,500 SF with office approximately 400 SF

Has its own HVAC (AC and heat)

## RETAIL FEATURES

Retail space 3500 SF with an exit hall way of 300 SF; in total 3800 SF.

Retail space drop ceiling - 10ft

Retail unit has its own HVAC

Retail frontage, signage and visibility on Route 309

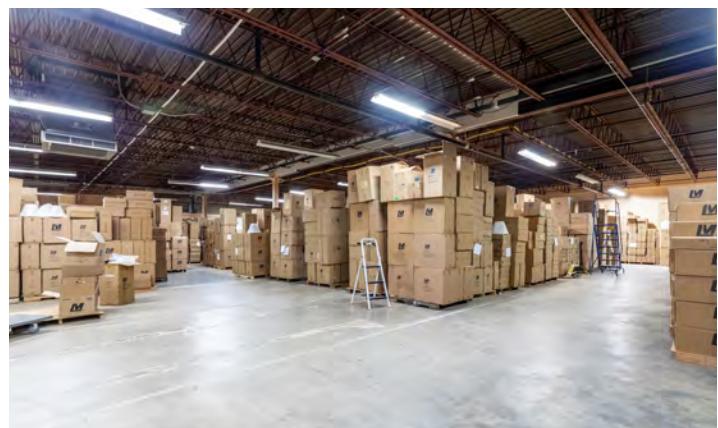
Ideal for showroom, service retail, or hybrid retail/warehouse users that can use both spaces

## LOCATION HIGHLIGHTS

- Direct access to Route 309
- Convenient to Route 202
- Minutes from the Colmar SEPTA Train Station
- Close proximity to Montgomeryville Mall and surrounding retail amenities

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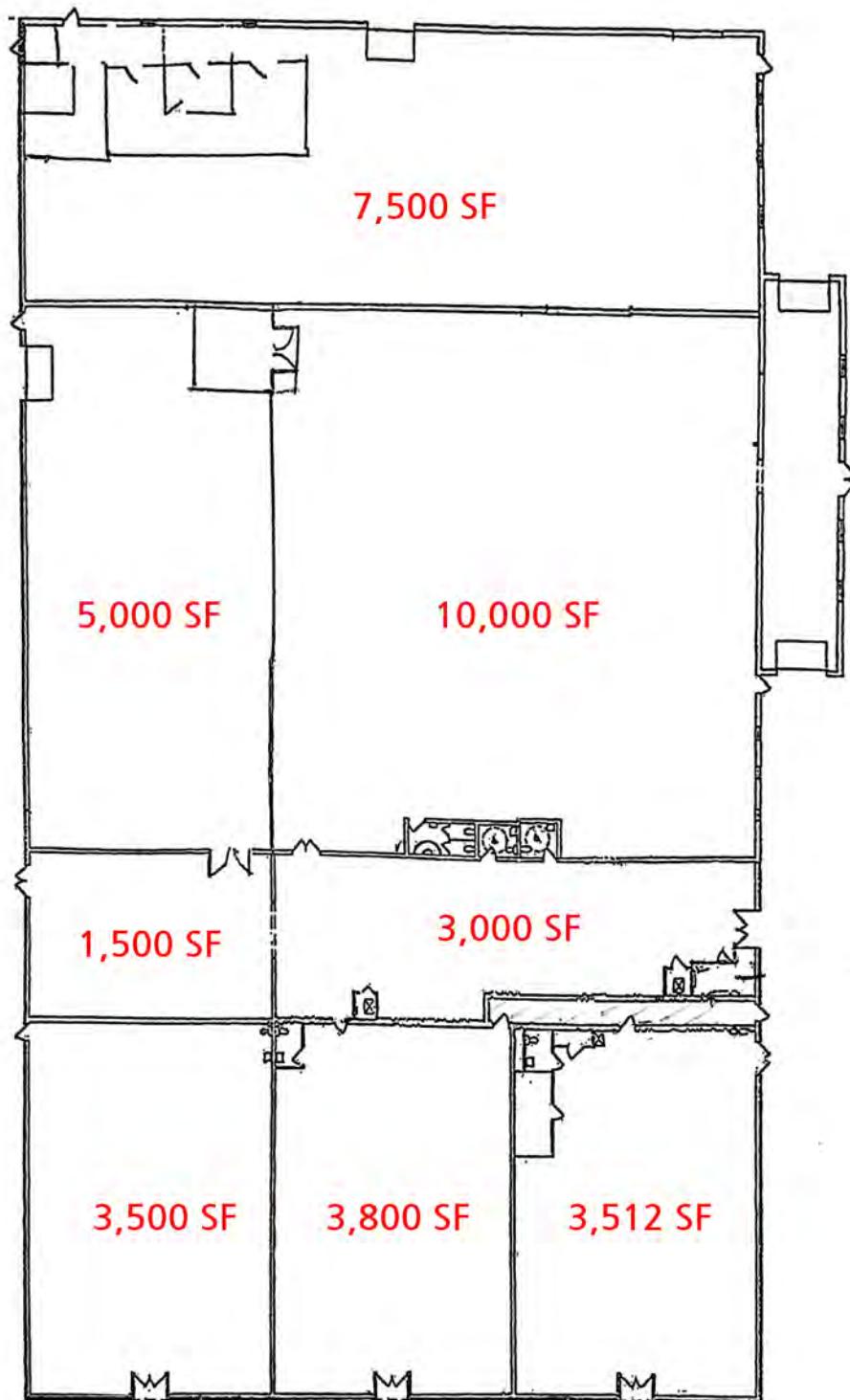
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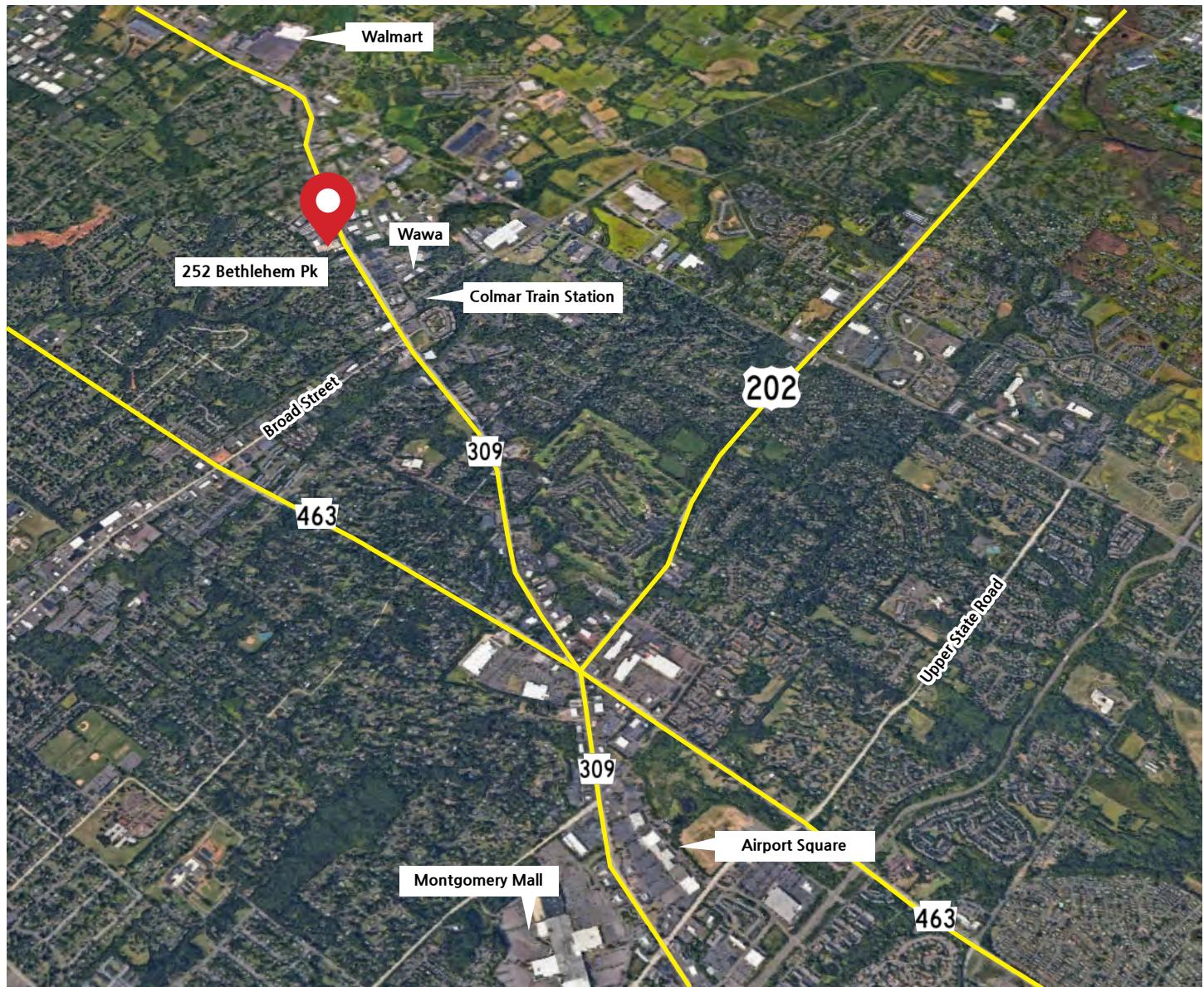
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