

2512 QUAKERTOWN ROAD PENN SBURG, PA



STANDALONE INDUSTRIAL BUILDING FOR SALE OR LEASE

WITH EXCESS GROUND FOR STORAGE OR BUILD-TO-SUIT



- 102,480 SF WAREHOUSE BUILDING



- 18.75- ACRE SITE OFFERS FLEXIBILITY FOR **OUTSIDE STORAGE AND PARKING**



- APPROVED PLANS FOR AN APPROXIMATELY 166,000 SF WAREHOUSE BUILDING ON THE PARCEL.



BUILDING FEATURES

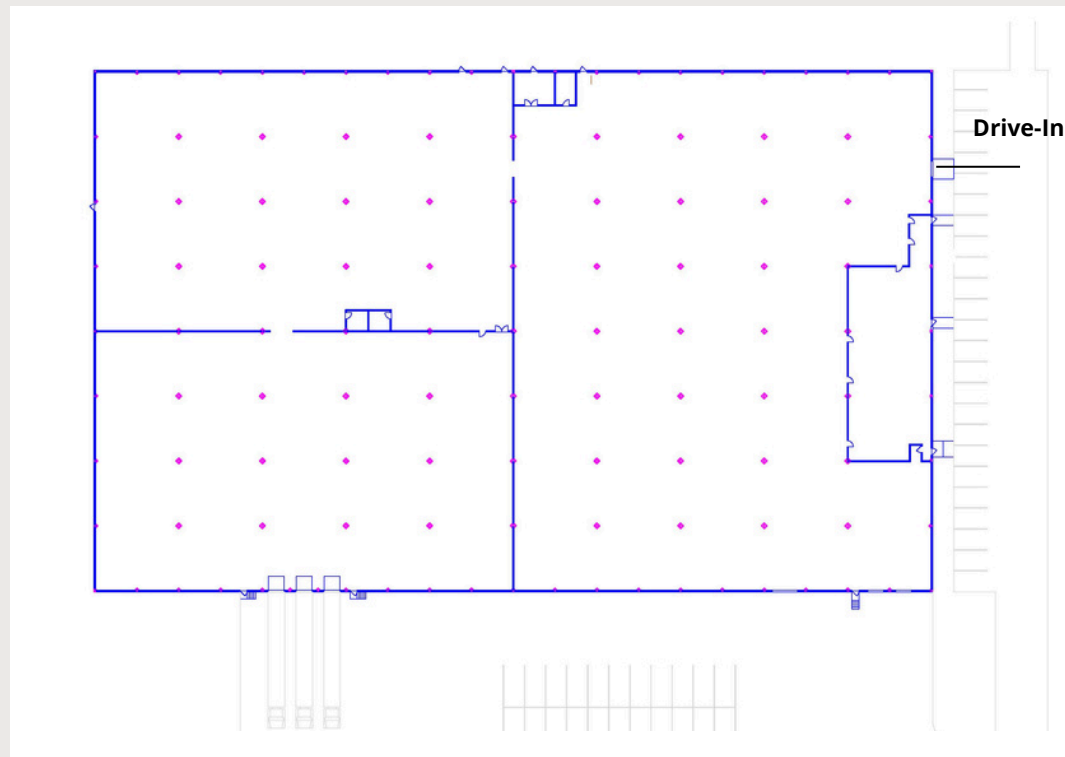
- 9 loading docks with potential for more
- One 16'w x 18'h drive in
- Well water, private septic system and propane gas
- Holding tank and pump sprinkler system
- 1,900 amps
- 22' clear at center, sloping to 17' 2"
- 40 x 30 column spacing

ADDITIONAL FEATURES



EXISTING FLOOR PLAN

- Approximately 2,500 SF two story space
- Located on Quakertown Road and can be accessed from John Fries Highway by a signalized intersection with Gerryville Pike.
- 6" concrete slab
- Metal roof
- LED lighting
- Zoned Light Industrial Commercial-1 in Upper Hanover Township



PROPERTY PHOTOS

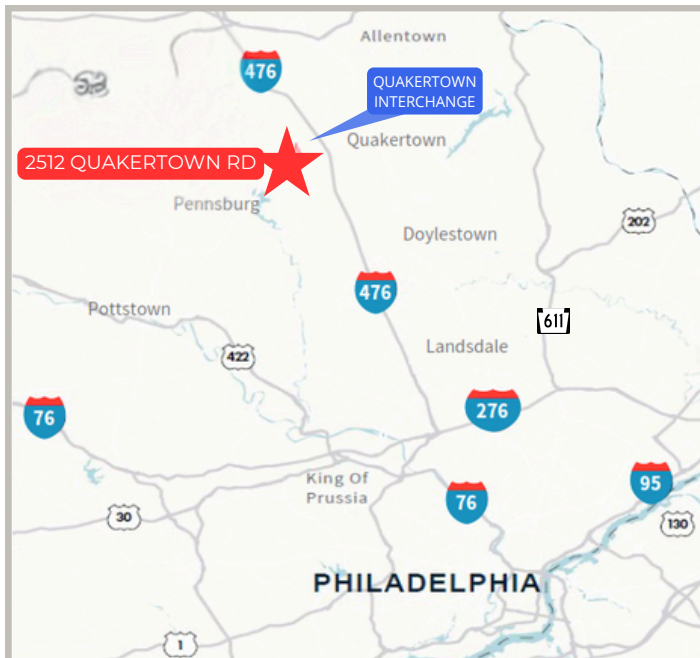
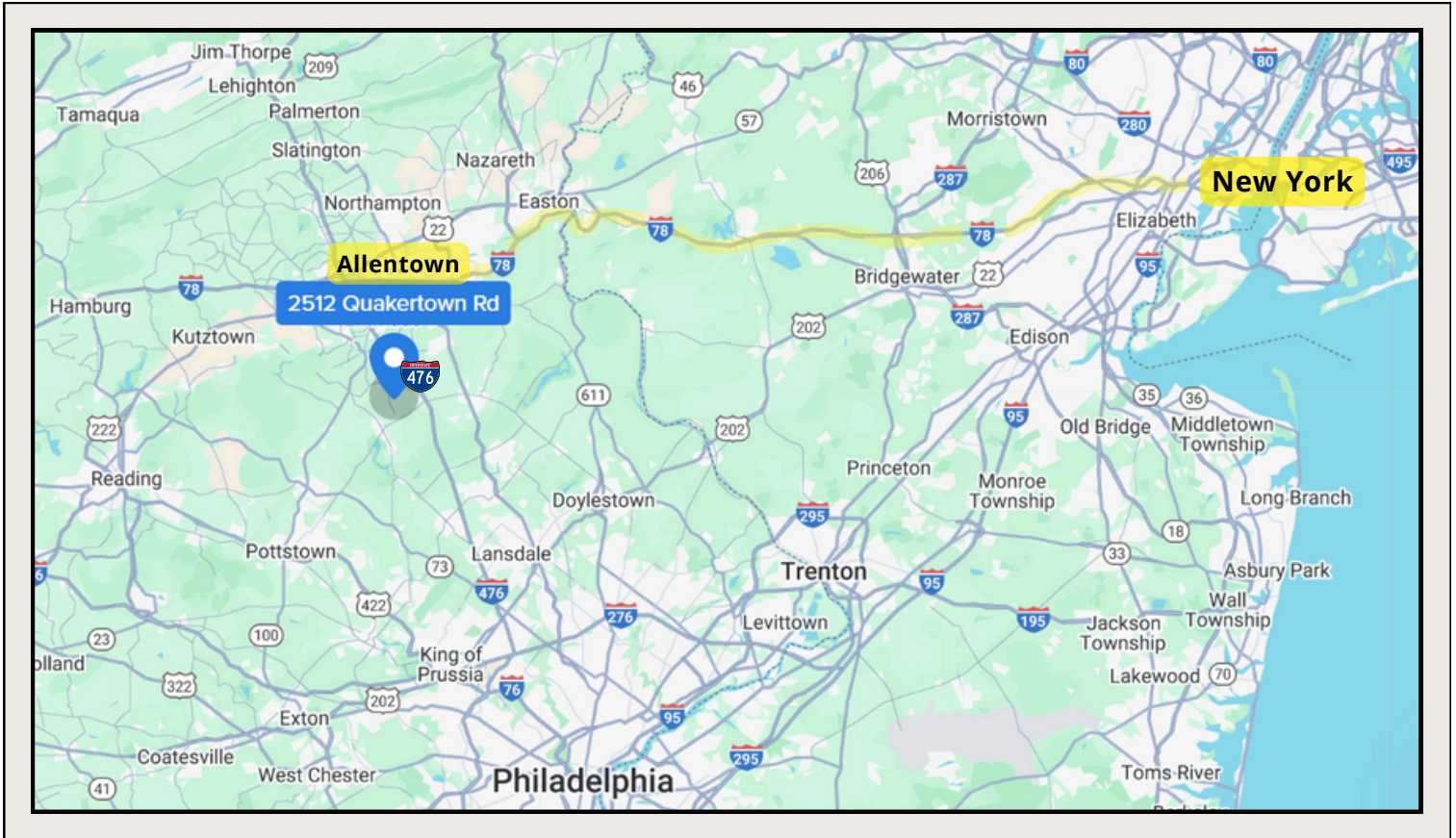


LOCATION



LESS THAN TWO HOURS FROM NEW YORK CITY AND NY/NJ PORTS VIA I-78

30 MINUTES FROM ALLENTOWN, PA



Just 4 miles west of the I-476 Quakertown interchange, providing access north to Allentown, and south to Philadelphia.

Distance to....

QUAKERTOWN INTERCHANGE	4.3 miles
LEHIGH VALLEY INTERCHANGE	17.5 miles
PHL AIRPORT	54.5 miles
CENTER CITY	46.6 miles
I-476	4.8 miles
ROUTE 309	7.4 miles