

92 COUNTY LINE ROAD

COLMAR, PA

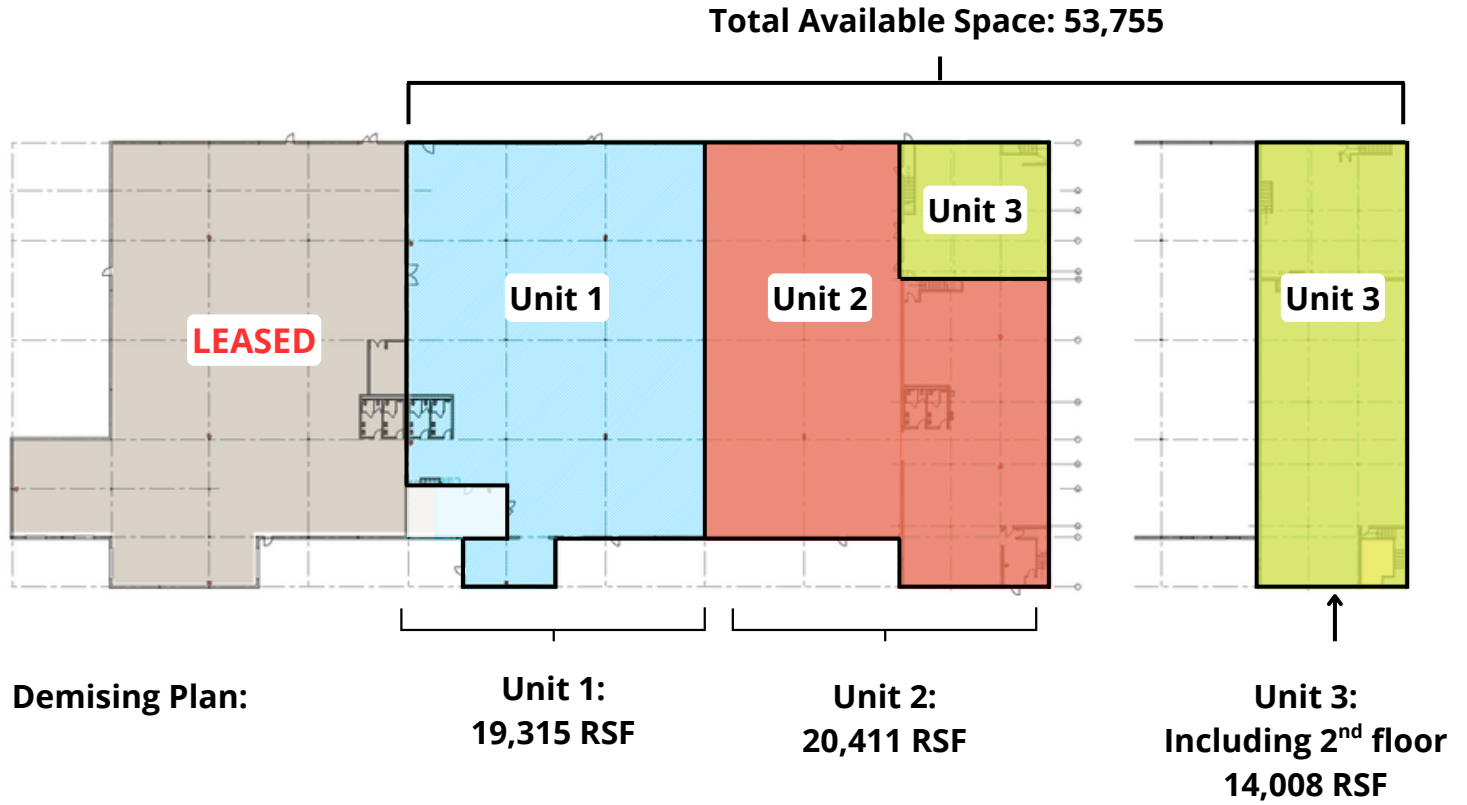


**53,755 SF INDUSTRIAL SPACE
AVAILABLE FOR LEASE**

PROPERTY HIGHLIGHTS

- Building size: 75,000 SF
- Divisible space available-- First floor: 43,205 SF, Second floor: 10,550 SF
- Ceiling height: 21'
- Monument signage
- LED lighting
- 100% wet sprinklered
- Air conditioned
- Recent significant updates include interior and exterior painting, a new slab, and interior demolition.
- 4,000 AMP, 480 V, 277 V, 3-Phase Power
- 11-acre site with newly paved oversized lot for up to 265 parking spots or outside storage.
- 2 docks, 1 drive in

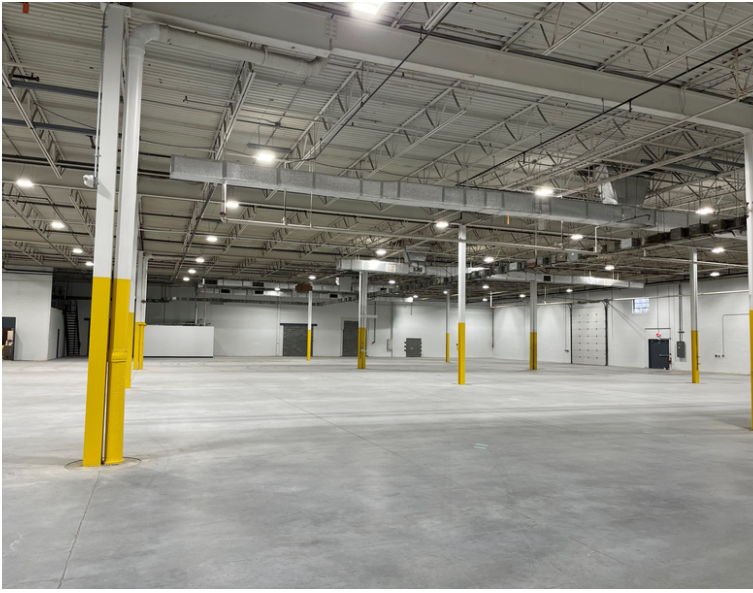
FLOOR PLAN



11.51 Acre site with newly paved oversize lot for up to 265 spots or outside storage



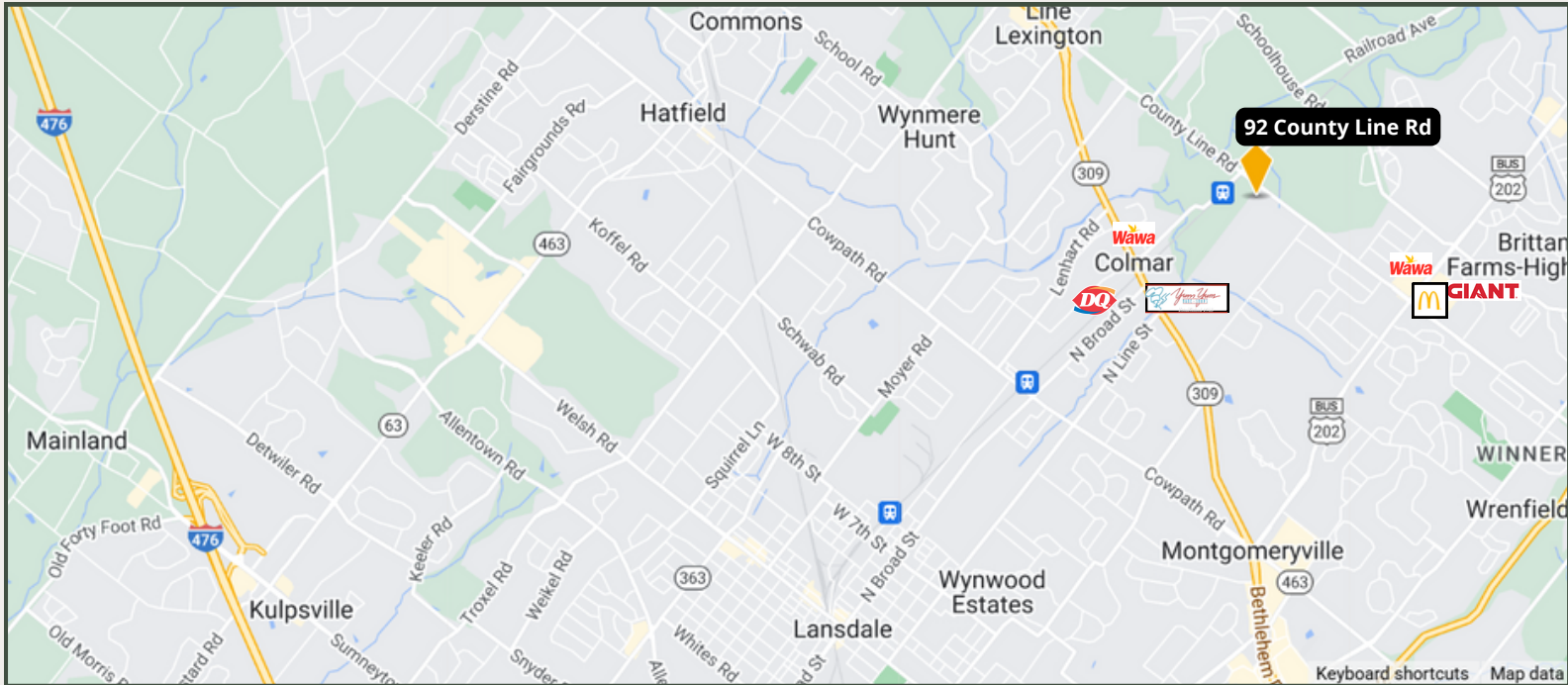
PROPERTY PHOTOS



CORPORATE NEIGHBORS



LOCATION & NEARBY AMENITIES



DISTANCE FROM 92 County Line Rd

PA Route 309	0.9 Miles
PA Route 202	2.3 Miles
PA Tpk NE Extension (I-476) Lansdale Interchange	8 Miles
PA Tpk (I-276) Fort Washington	13.1 Miles
NJ I-295 Burlington	40 Miles
NJ Turnpike (I-95)	42 Miles



Center City, Philadelphia
30 miles / 45 min



Lehigh Valley Int'l Airport
31.5 miles / 57 min

Philadelphia Int'l Airport
34.8 miles / 60 min

FOR MORE INFORMATION PLEASE CONTACT:

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