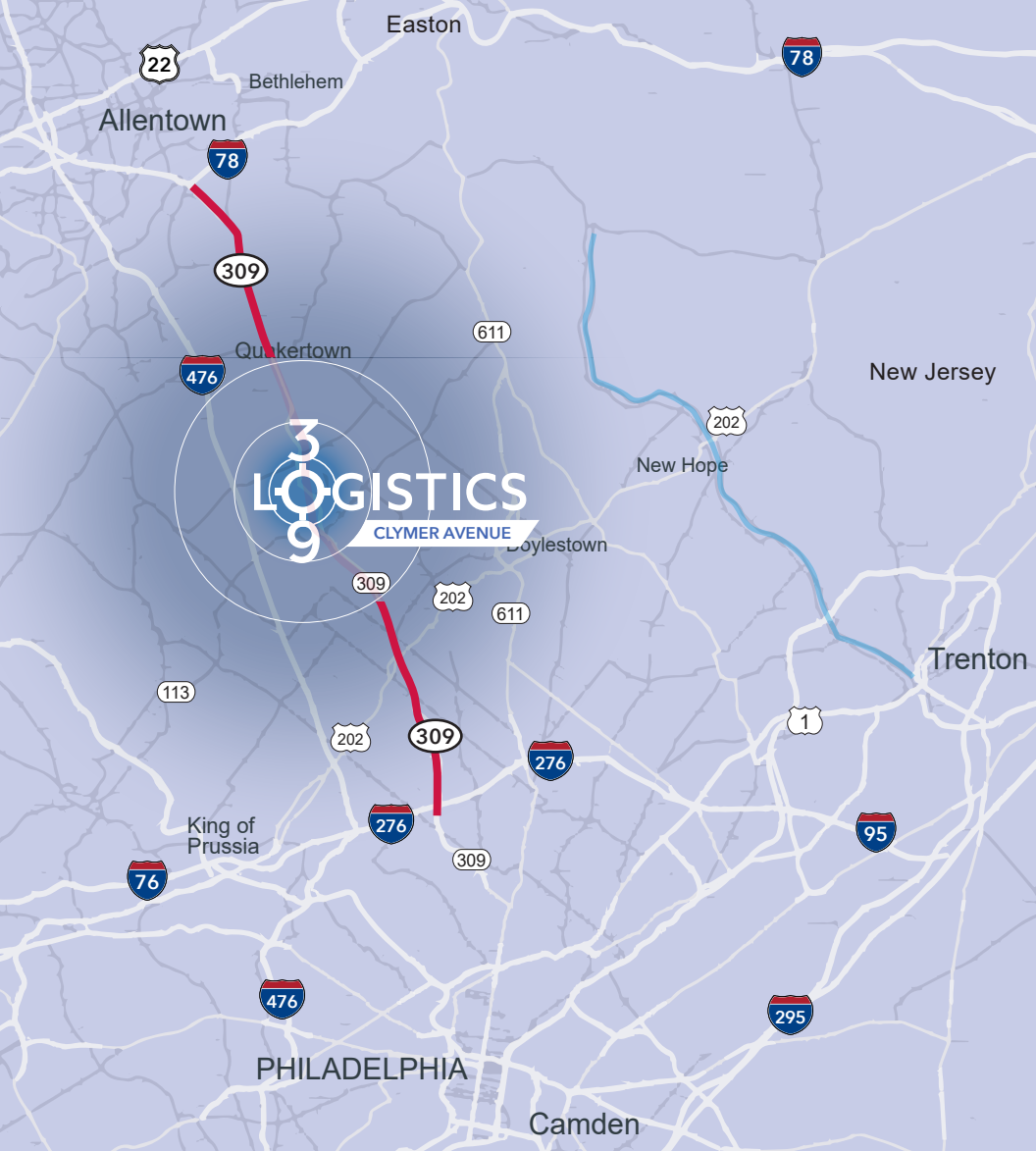


FULLY APPROVED

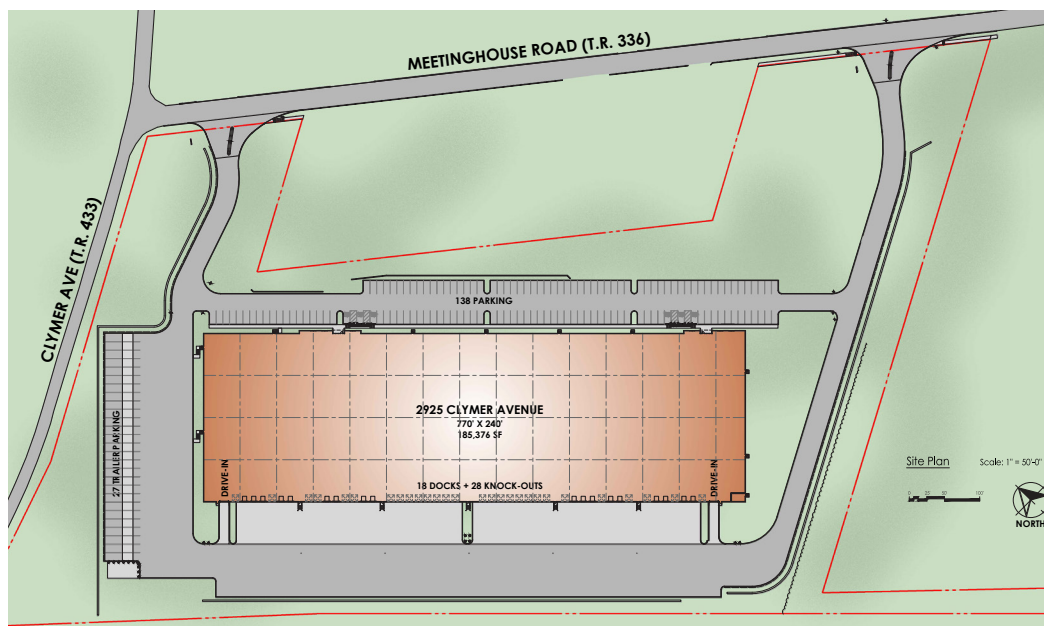


Ownership Group:
VerusPartners



BUILDING SPECIFICATIONS (Approved)

Available Sq. Ft.:	185,376	Drive-In Doors:	2
Building Dimensions:	770' x 240'	Docks:	18
Office SF :	Build to Suit	Clear Height:	32'
Columns:	52' x 60'	Utilities:	Public
Car Parking:	138	Electrical:	2,000 Amps
Trailer Parking:	27	Lighting:	LED
Truck Court:	135'	Sprinkler:	ESFR



Excellent Access
to Route



18 Dock Doors



27 Trailer Stalls



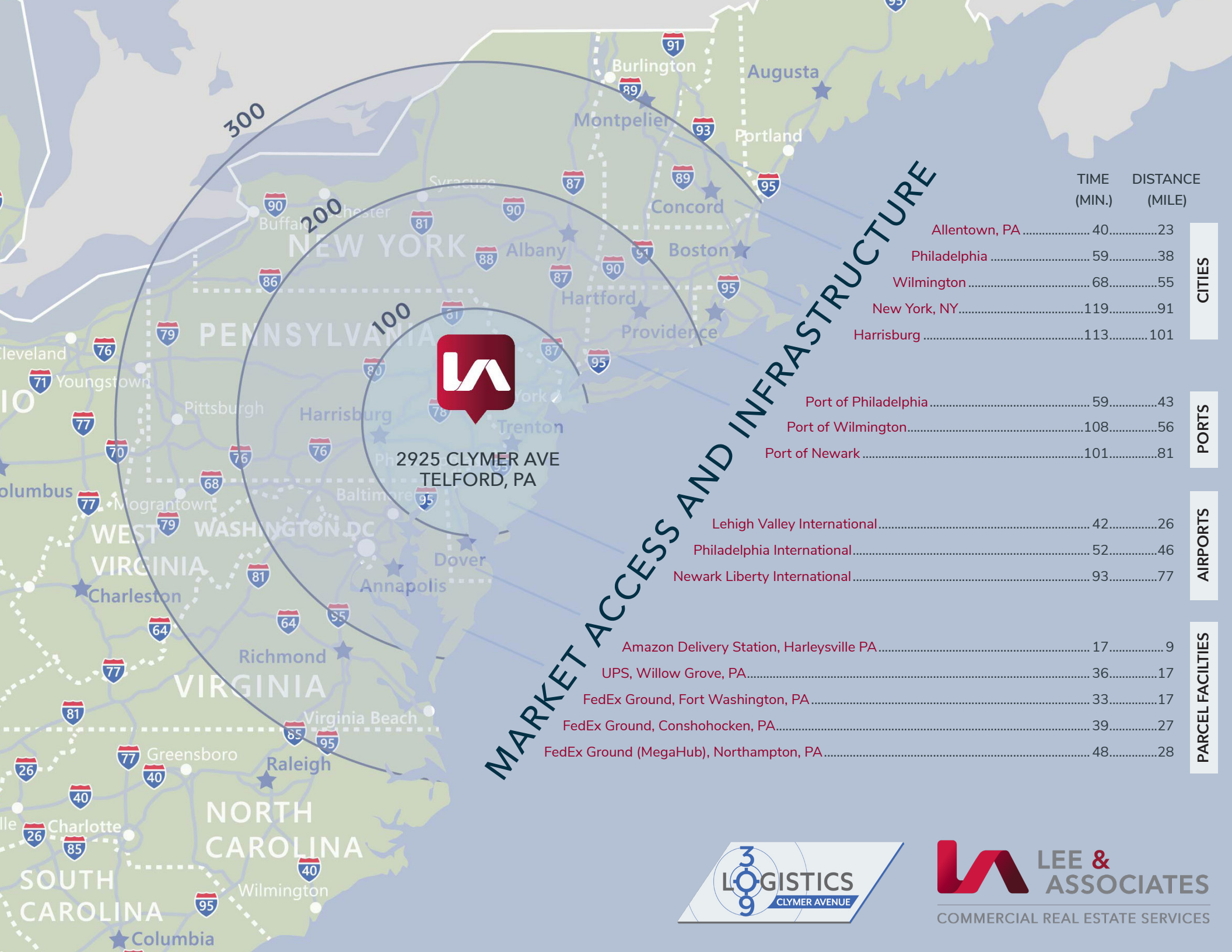
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2925 CLYMER AVE,
TELFORD, PA
FOR SALE / LEASE



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2925 CLYMER AVE
TELFORD, PA

MARKET ACCESS AND INFRASTRUCTURE

TIME (MIN.) DISTANCE (MILE)

Allentown, PA	40	23
Philadelphia	59	38
Wilmington	68	55
New York, NY	119	91
Harrisburg	113	101

CITIES

Port of Philadelphia	59	43
Port of Wilmington	108	56
Port of Newark	101	81

PORTS

Lehigh Valley International	42	26
Philadelphia International	52	46
Newark Liberty International	93	77

AIRPORTS

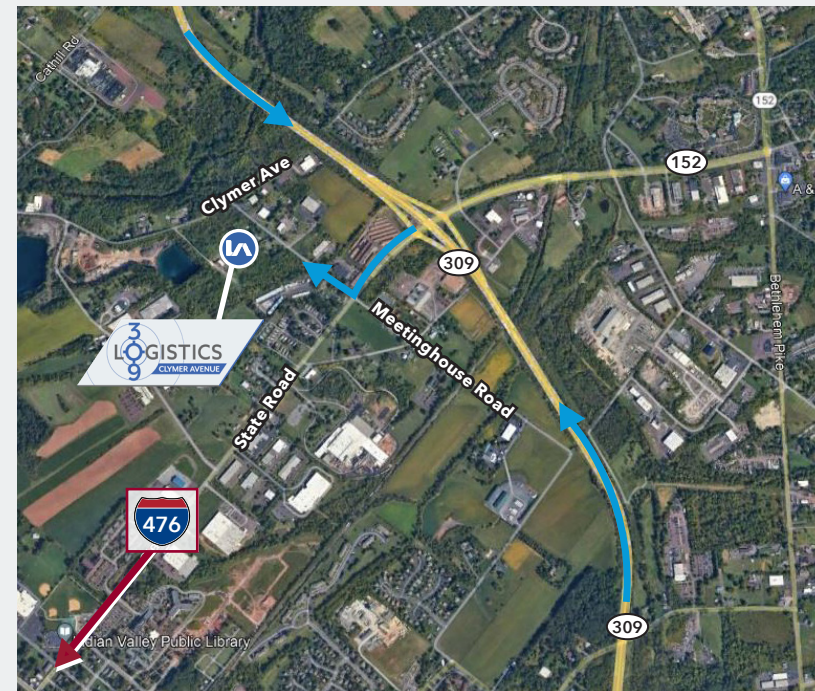
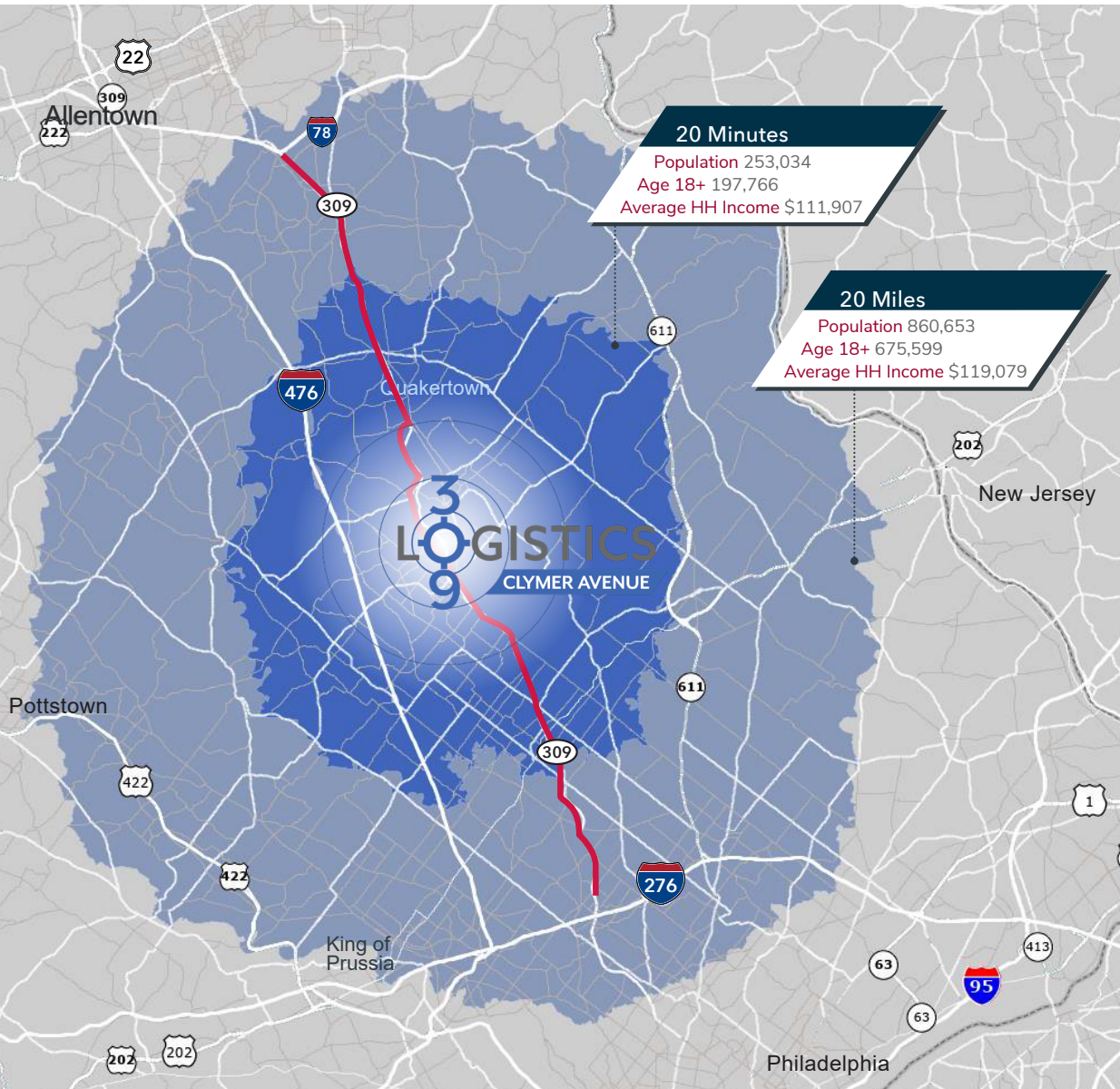
Amazon Delivery Station, Harleysville PA	17	9
UPS, Willow Grove, PA	36	17
FedEx Ground, Fort Washington, PA	33	17
FedEx Ground, Conshohocken, PA	39	27
FedEx Ground (MegaHub), Northampton, PA	48	28

PARCEL FACILITIES





2925 CLYMER AVE, TELFORD, PA **FOR SALE / LEASE**



Unveiling a prime industrial opportunity, 2925 Clymer Avenue in Telford, PA presents a fully approved 185,376 square foot, class A facility, strategically designed with dimensions of 770' x 240'. This versatile space boasts 18 docks, 2 drive-in doors, and a spacious truck court of 135', ensuring seamless logistics. With customizable office space available, a generous clear height of 32', and ample parking for 138 cars and 27 trailers, this property caters to diverse operational needs. Enhanced by a 2,000 Amp electrical capacity, LED lighting with occupancy sensors, and an ESFR sprinkler system, it epitomizes efficiency, safety, and modern industrial excellence.

With approvals in place, this site just off the Route 309 and 152 interchange, is ready to break ground!

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