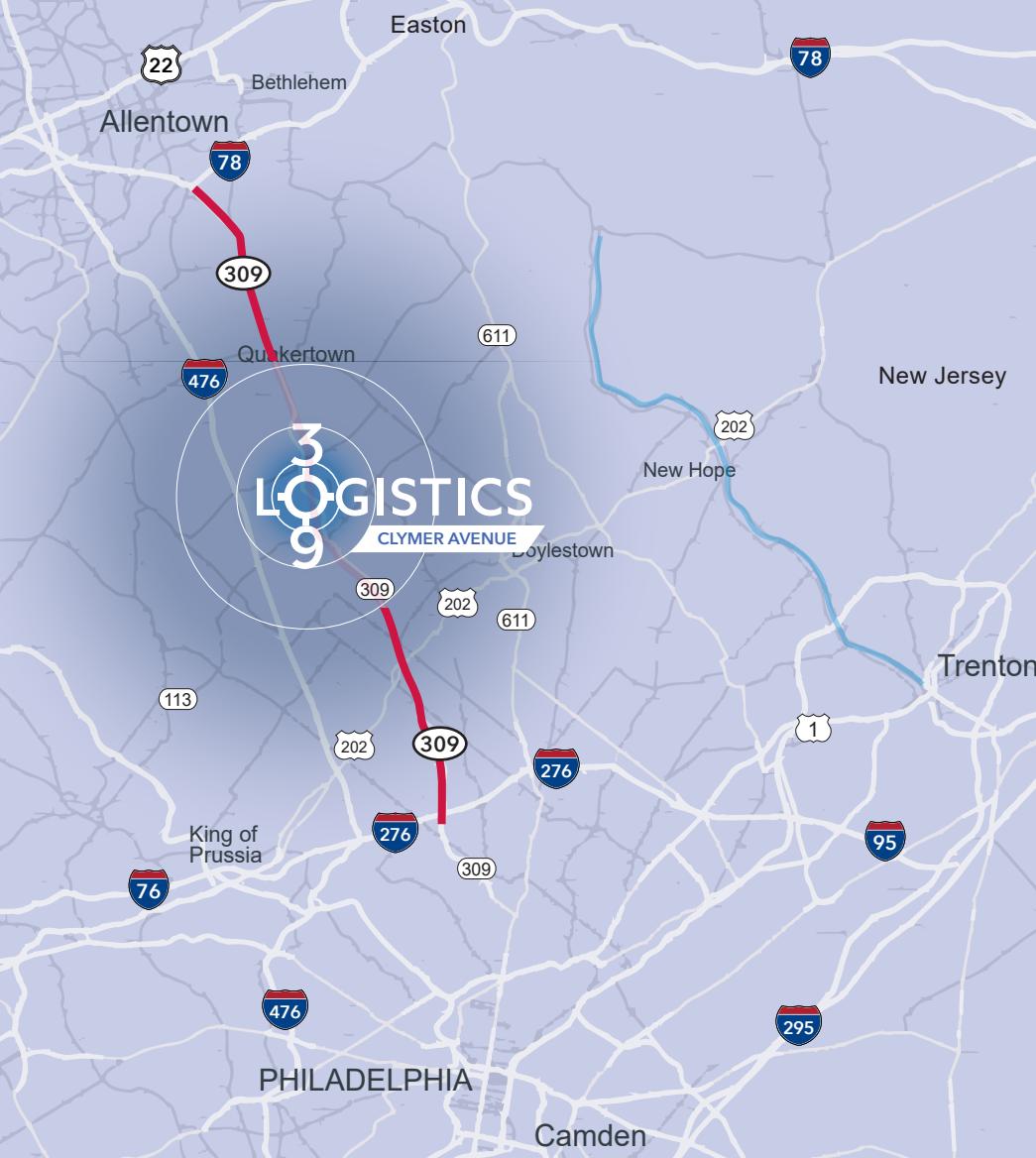


FULLY APPROVED

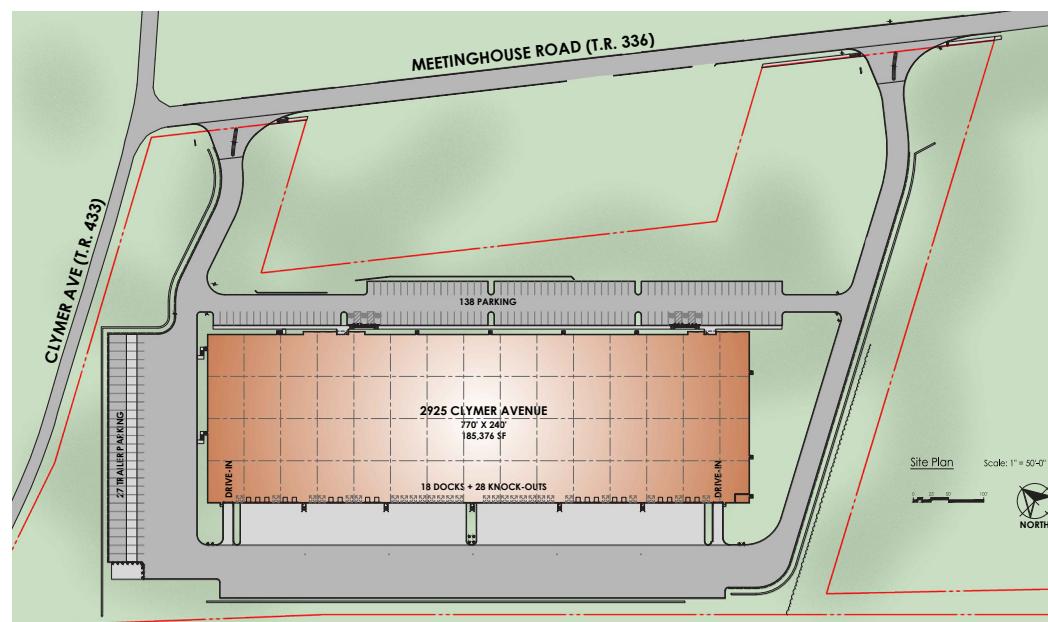


Ownership Group:
VerusPartners



BUILDING SPECIFICATIONS (Approved)

Available Sq. Ft.:	185,376	Drive-In Doors:	2
Building Dimentions:	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



32' Clear

18 Dock Doors



27 Trailer Stalls



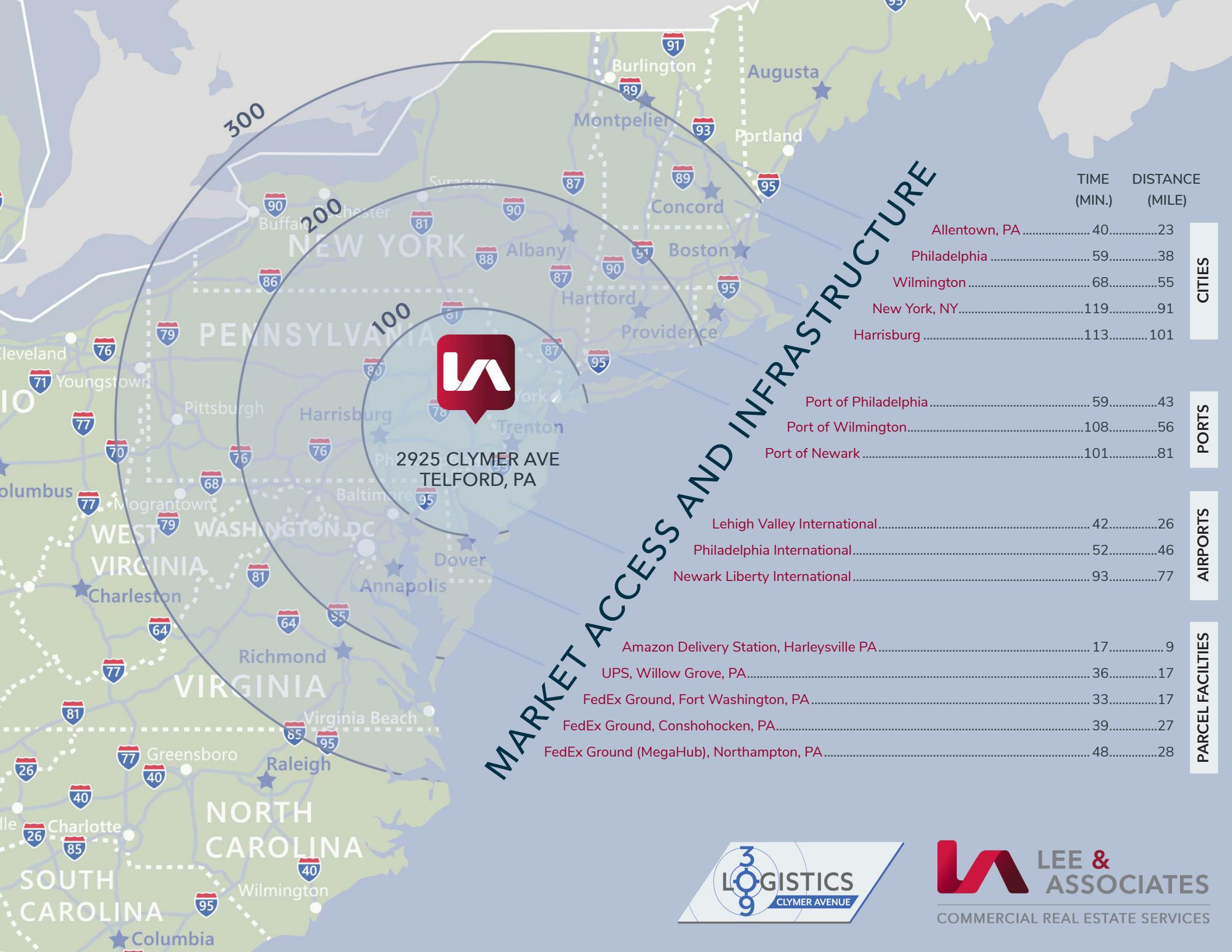
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2925 CLYMER AVE,
TELFORD, PA
FOR SALE / LEASE

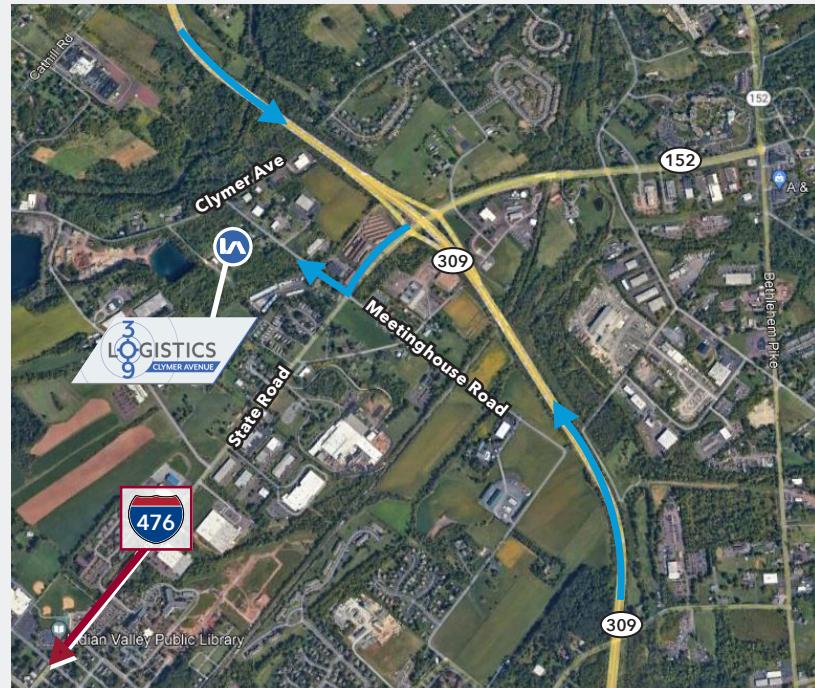
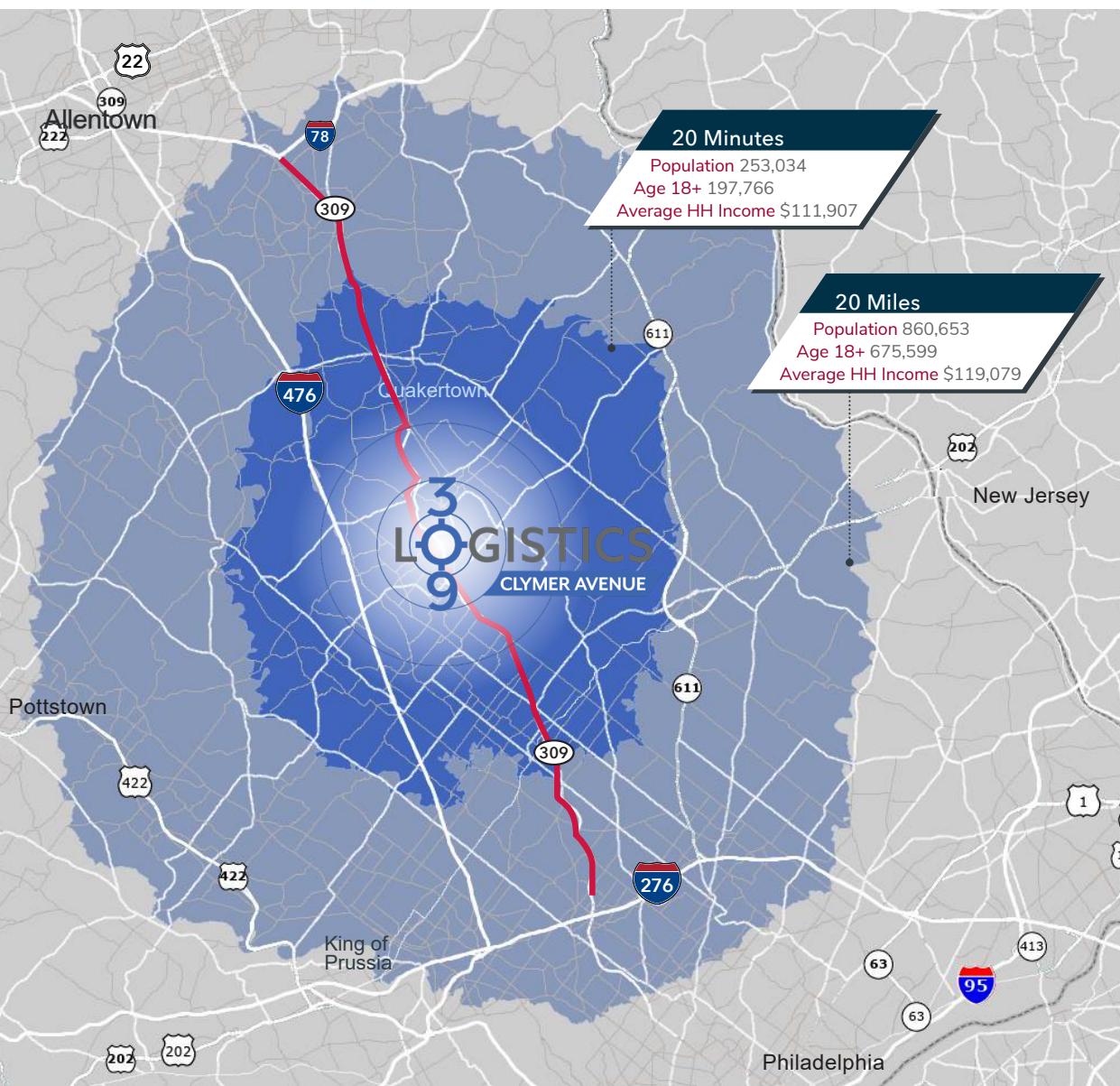


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2925 CLYMER AVE, TELFORD, PA FOR SALE / LEASE



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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