

174 HOLLY RD
GILBERTSVILLE, PA

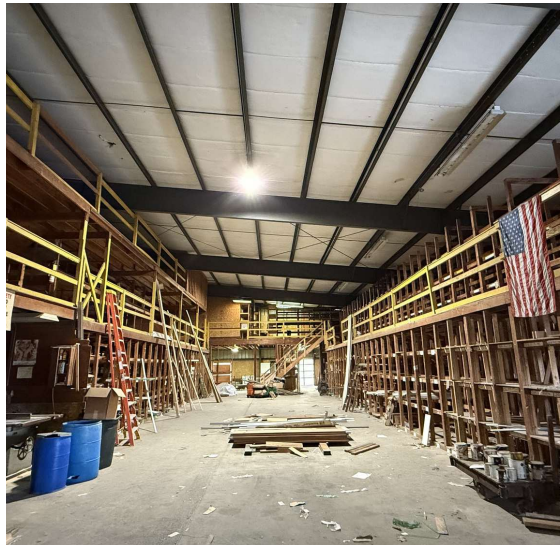
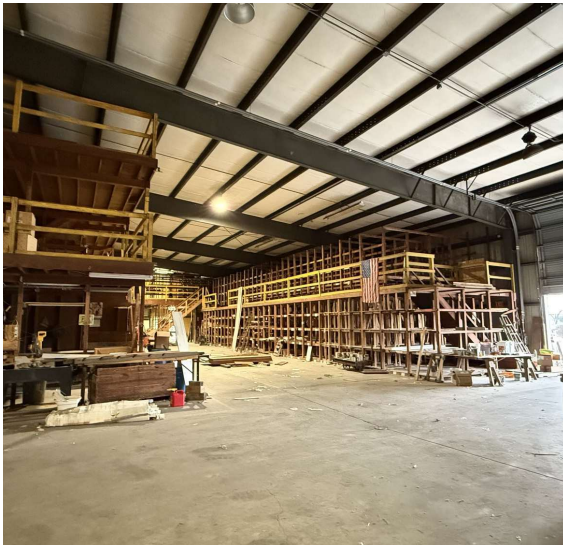
AVAILABLE FOR LEASE
INDUSTRIAL PROPERTY

41,872 SF
4.27 Acres

PROPERTY HIGHLIGHTS

- 41,872 SF on 4.27 Acres
 - Zoning GC (General Commercial)
 - Fully Fenced and Secured with a Gate
 - Well Water
 - Public Sewer
 - Natural Gas
 - 12,667 vehicles driven daily on Route 100
 - This property is strategically situated at the intersection of Route 100 and Route 73 in Gilbertsville, PA
- **BUILDING A**
Approx. 35,872 SF
21' Clear Ceiling Height
Three (3) Drive-In (One 18'w X 14'h) (Two 14'w X 12'h)
Two (2) Loading Docks (9'h X 7'w) (8'h X 8'w)
225 Amp's 277/480V 3 Phase Power
 - **BUILDING B**
Approx. 6,000 SF
Two (2) Drive-In's (12'w X 14'h)
One (1) Loading Dock (8'h X 8'w)
16' - 18' Ceiling Heights

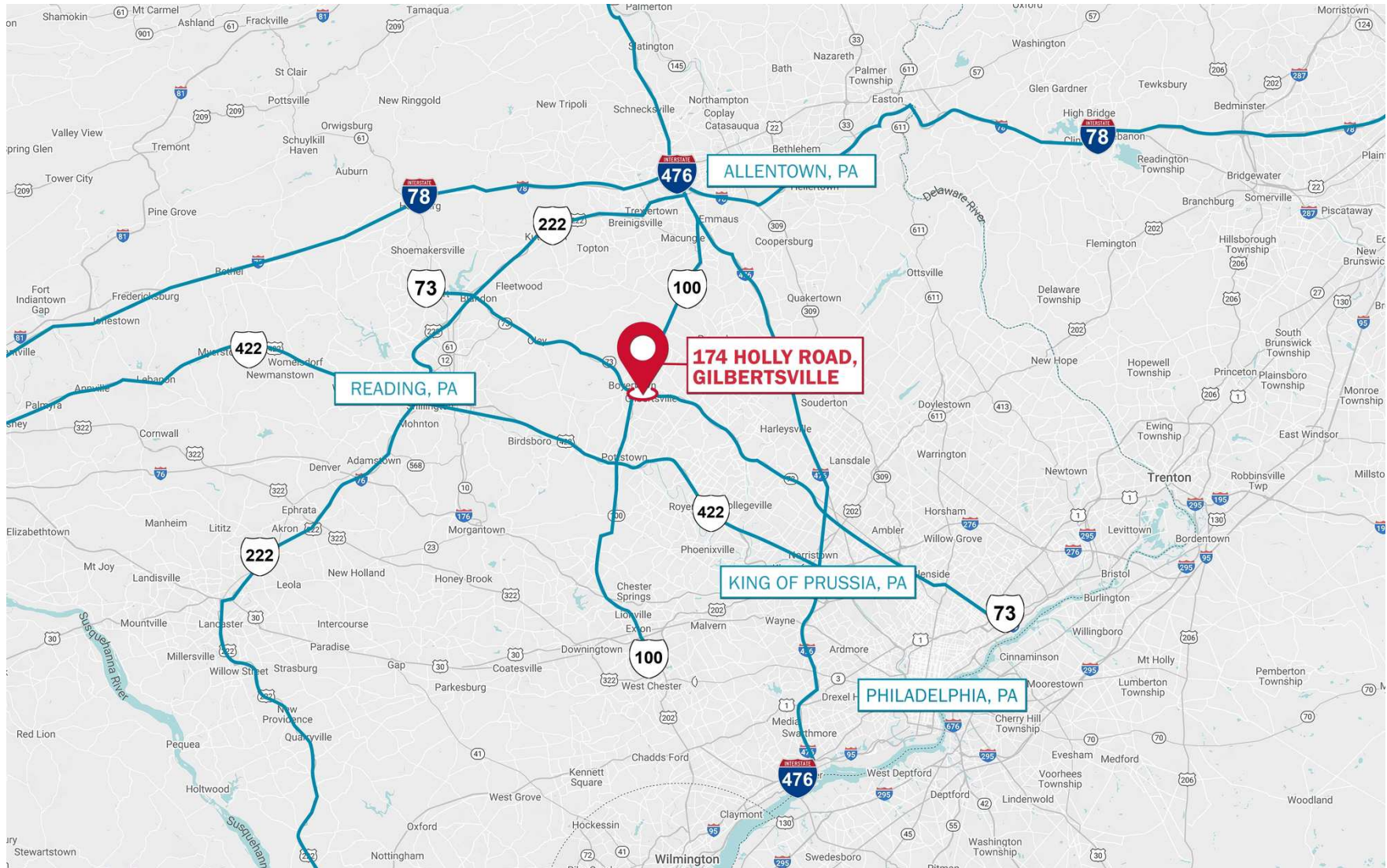
BUILDING A & B



RETAIL MAP



ROAD MAP



DEMOGRAPHICS MAP & REPORT

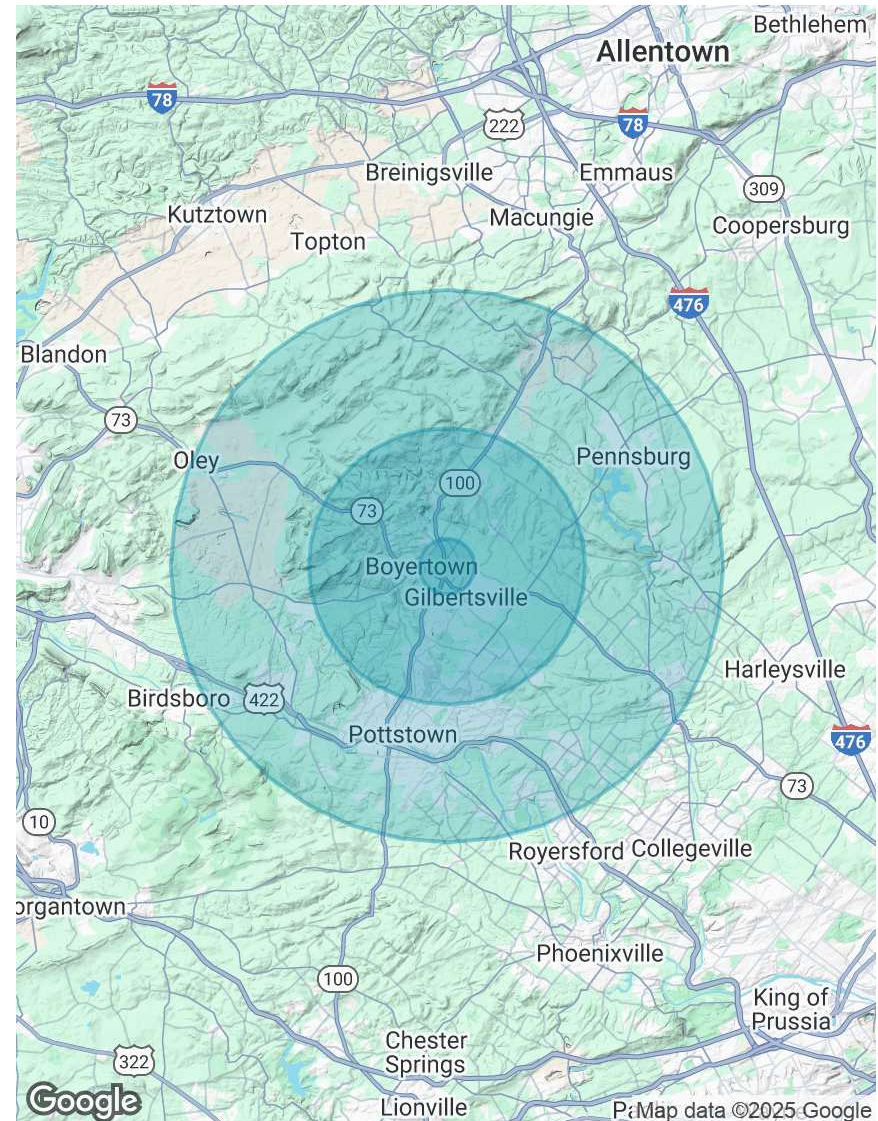
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	5,947	50,147	207,596
Average Age	42	42	42
Average Age (Male)	40	41	41
Average Age (Female)	44	43	43

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	2,513	18,901	79,894
# of Persons per HH	2.4	2.7	2.6
Average HH Income	\$98,965	\$127,850	\$123,531
Average House Value	\$280,710	\$343,759	\$349,575

Demographics data derived from AlphaMap



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