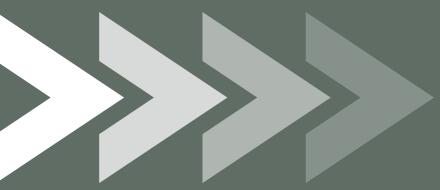


STATION PARK

297,360 SF INDUSTRIAL SPACE
AVAILABLE FOR LEASE



40' CLEAR warehouse space, within minutes to the
WILLOW GROVE INTERCHANGE

330-339 S WARMINSTER RD
HATBORO, PA 19040

The
Flynn
Company



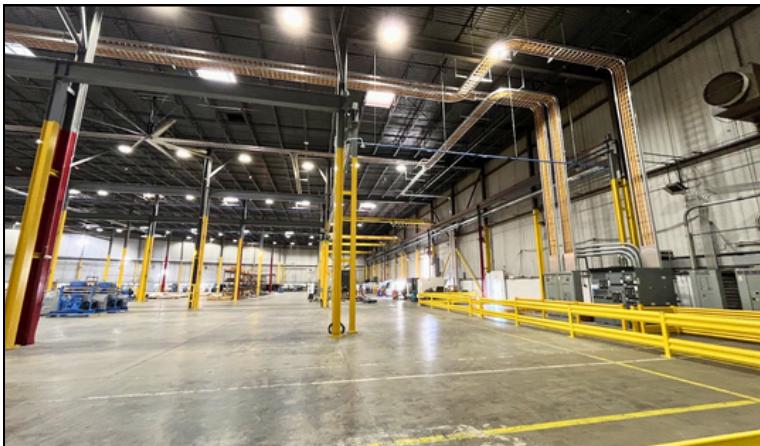
CADDY-CORNER TO
SEPTA TRAIN
STATION



► SUITE 330

- 297,360 SF unit
- 102,938 SF warehouse area with **40' Clear**
- +/- 167,422 SF with 16'-19' clear
- +/- 27,000 SF office (built within warehouse envelope and therefore can be removed and create additional warehouse SF)

- 12" thick floors
- 13 Loading docks (expandable)
- 4 Drive-in door (expandable)
- Approx. 10,000 amps to the site
- **Eight 2-ton cranes**
- **Two 10-ton cranes**



CAMPUS HIGHLIGHTS



KINDERCARE ON SITE



HATBORO TRAIN STATION



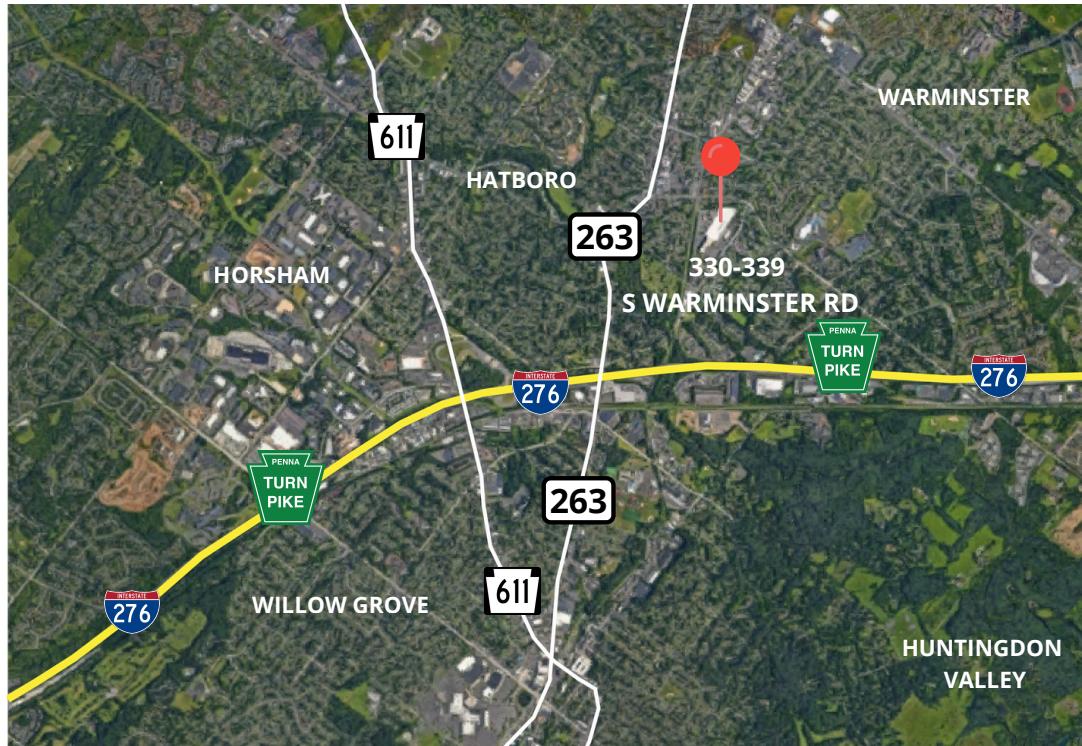
GRAB N' GO CAFE

- 412,454 SF multi-tenant complex on 29.47 acres
- Building Located caddy corner to the SEPTA Hatboro Train Station
- Two on-site generators
- 7 mega watts of power to the site
- 1249 parking spaces (3 per 1,000 sf)
- Tax Parcel 08-00-05734-00-9

- Fully wet sprinklered system with new pump installed 2019
- On-Site KinderCare Daycare
- On-Site Common Grab N' Go Café
- On-Site fitness center
- Zoned LI: Limited flex/office District in Hatboro Borough



LOCATION



- Located at the intersection of Byberry and S. Warminster Rds
- Approximately 1.75 miles from the Willow Grove exit off the PA Turnpike.
- Additional access to the property is provided by Easton Rd (611), County Line Rd, Street Rd and York Rd.
- Close proximity to ample restaurants, shops and local amenities
- Trenton Mercer Airport 22.6 mi
- Philadelphia International Airport 28.1 mi



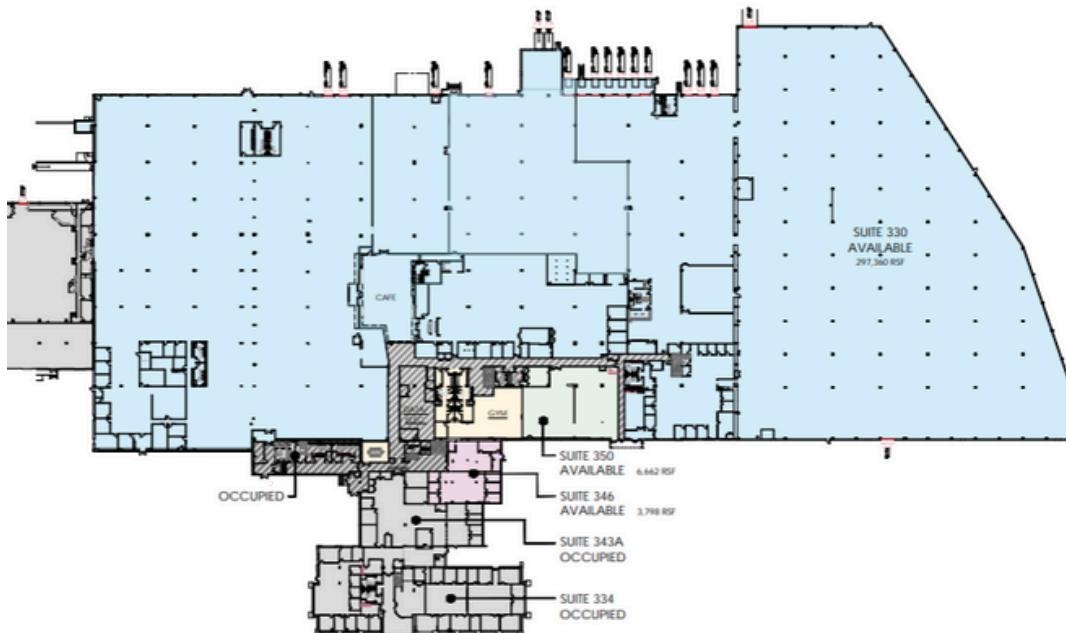
 HATBORO TRAIN STATION
LOCATED CADDY CORNER
TO THE REAR OF THE SITE





► FLOORPLANS

TOTAL 297,360 SF



**297,360 SF
AVAILABLE**



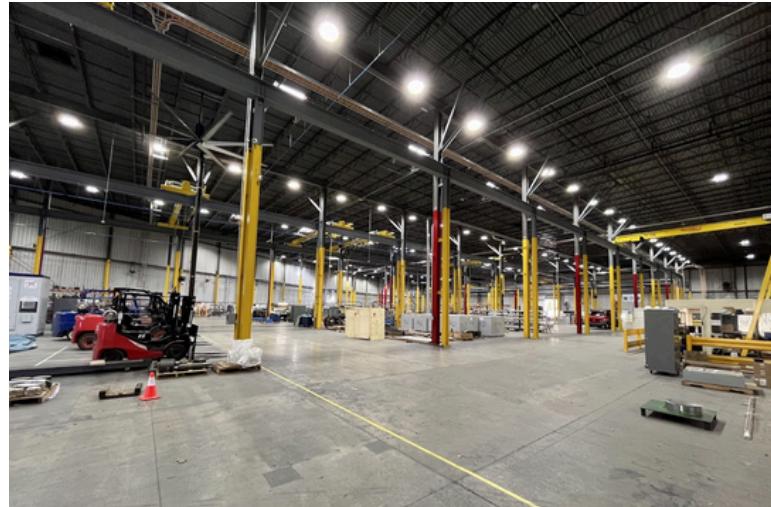


The
Flynn
Company

STATION PARK

297,360 SF | 330-339 S WARMINSTER ROAD

► PROPERTY PHOTOS





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