



109 Pike Cir

109 Pike Cir, Huntingdon Valley, PA 19006



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109 Pike Cir

\$18.00 /SF/YR

Location, Location, location Rarely offered lease opportunity in a desirable Huntingdon Valley. Up for lease are 2 units that can be rented together or separate. First floor unit #D offer drive in gate 9ft x 9ft with 14 ft of ceiling that can accommodate most of your business needs. 2nd floor unit #F is ideal for office space, dance studio, martial arts studio, event space etc. With industrial zoning almost any business will be allowed by right....

- Local shops and malls like Neshaminy Mall are within driving distance for convenience.
- You'll find various dining options, from casual eateries to fine dining, in and around the community.
- The Regional Rail (R7 Line) has a stop at Huntingdon Valley Station, connecting to Center City Philadelphia. Bus routes are also available.
- The property is located near major roads like Route 63 (Welsh Road) and Route 95, which allow easy access to nearby towns and Philadelphia.



Rental Rate:	\$18.00 /SF/YR
Property Type:	Flex
Property Subtype:	Light Manufacturing
Building Class:	C
Rentable Building Area:	35,752 SF
Year Built:	1970
Rental Rate Mo:	\$1.50 /SF/MO

1st Floor Ste #D

Space Available	2,200 SF
Rental Rate	\$18.00 /SF/YR
Date Available	Now
Service Type	Plus All Utilities
Space Type	Relet
Space Use	Industrial
Lease Term	5 Years

Location, Location, location Rarely offered lease opportunity in a desirable Huntingdon Valley. Up for lease are 3 units that can be rented together or separate. First floor units (2 units) offer drive in gate with 14 ft of ceiling that can accommodate most of your business needs. 2nd floor unit is ideal for office space, dance studio, martial arts studio, event space etc. With industrial zoning almost any business will be allowed by right.

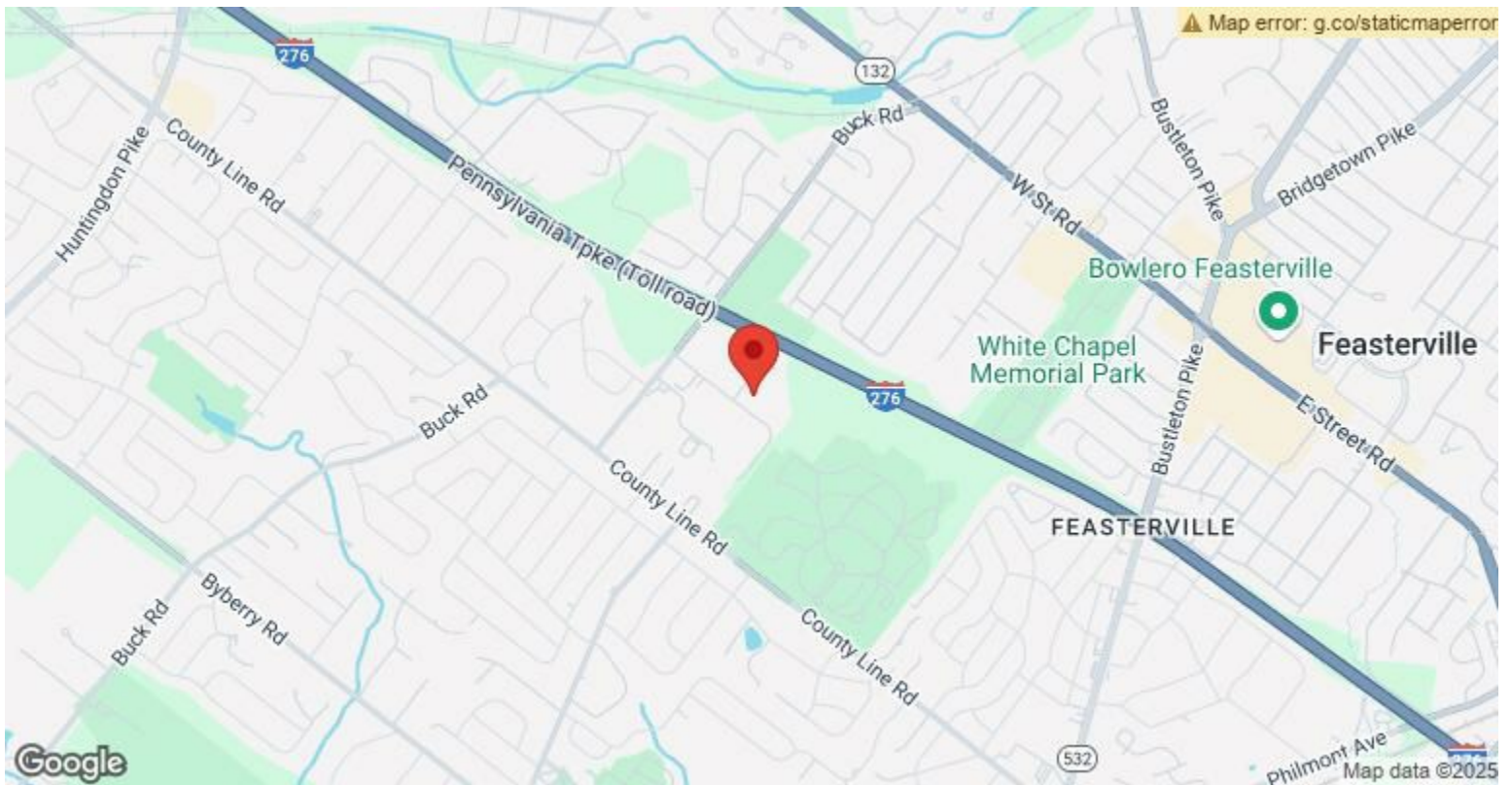
1

2nd Floor Ste F

Space Available	2,200 SF
Rental Rate	\$18.00 /SF/YR
Date Available	Now
Service Type	Plus All Utilities
Space Type	Relet
Space Use	Flex
Lease Term	5 Years

available for rent 2nd floor #F, open floor plan with 8 ft ceiling height makes it perfect for a dance studio, martial art classes, office space, hair saloon , spa, warehouse or anything in between with the LI zoning. 2 bathrooms, kitchenette and rear office space. entire floor is heated and cooled by 2 rooftop Hvac units (4ton & 3ton) and a ductless unit for the back office.

2



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Property Photos



Property Photos



IMG_9312



1st fl 2

Property Photos



IMG_9311



IMG_9307

Property Photos



Property Photos



Property Photos



Property Photos

