

# FOR LEASE INDUSTRIAL SPACE

*30 Industrial Drive, Ivyland, Bucks County, PA*

**Available 3,300 SF**



**PENN'S GRANT REALTY**  
Corporation  
**COMMERCIAL INDUSTRIAL INVESTMENT**  
www.pgrealty.com

**PRESENTED BY:**

**GARY FUNK**

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**PROPERTY SPECIFICATIONS**

Total Building Size: ..... 25,000± SF all on one level  
Total Available Space: ..... 3,300± SF  
  
Parking: ..... 8 spots on-site  
Business Park: ..... Northampton Industrial Park  
Sprinklers: ..... Fully Sprinklered  
Water: ..... Public  
Sewer: ..... Public  
Zoning: ..... I1 - Planned Industrial/Office  
Municipality: ..... Northampton Township  
Tax ID: ..... 31-001-007-004  
Real Estate Taxes (2025): ..... \$27,009 (portion of)



**Unit 4: ..... 3,300± SF**

**Office Space:**

*Consisting of Open Work Area*

Restroom - One (1)

HVAC - Fully Conditioned Heat Pumps

**Warehouse Space:**

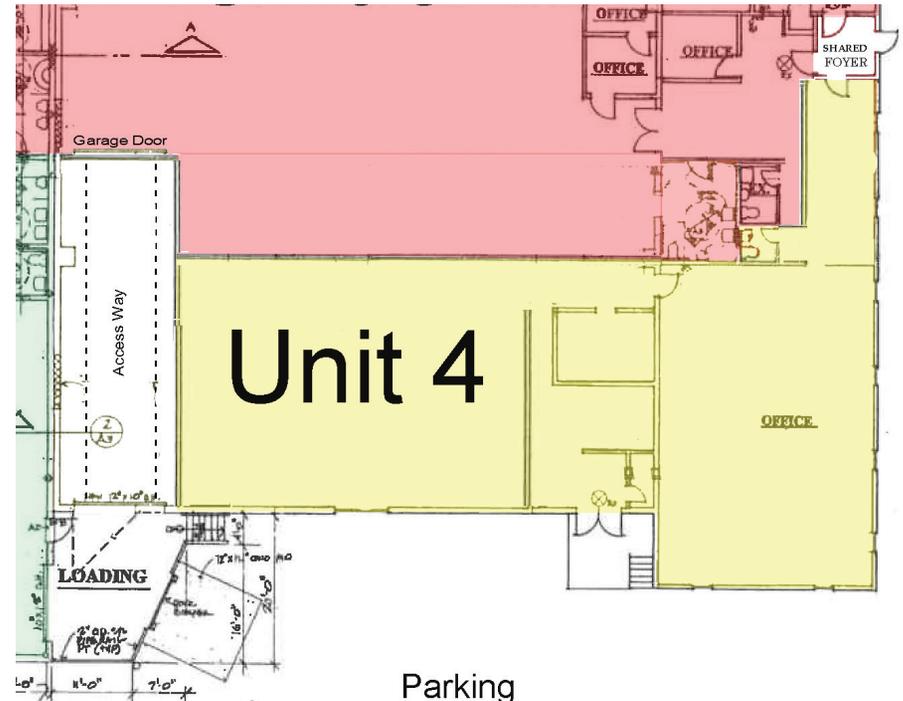
Floors - Concrete

Ceiling Height - 14' Clear

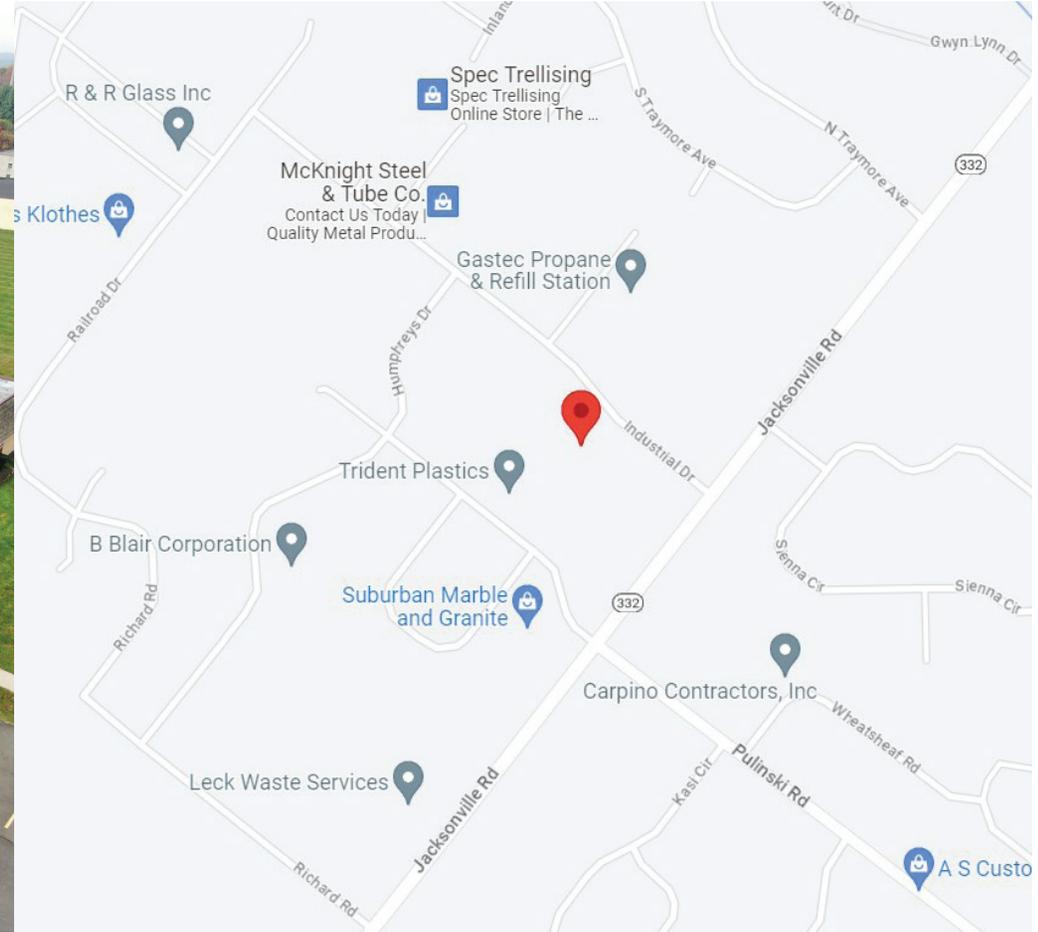
HVAC - Gas Ceiling Hung

Power - 200 Amp, 3 Phase, 208Volt

Lease Price: ..... \$13.50PSF NNN (\$2.56 PSF NNN)



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