

# 101 FRIENDS LANE

NEWTOWN, PA 18940

22,000 SF INDUSTRIAL  
BUILDING AVAILABLE



REPRESENTED BY  
THE FLYNN COMPANY

MICHAEL BORSKI JR., SIOR  
MBORSKIJR@FLYNNCO.COM  
215-561-6565 X 119

MARK PAWLOWSKI  
MPAWLOWSKI@FLYNNCO.COM  
215-561-6565 X 146

BRIAN GLANCEY, SIOR  
BGLANCEY@FLYNNCO.COM  
215-561-6565 X 191



## PROPERTY DETAILS:



**Building Size:** 22,000 SF single story building

**Current Wedding Venue Space:** +/- 10,000 SF

**Adjacent Expansion Space:** +/- 12,000 SF (industrial)



Free standing building located in the Friends Lane Condo Association



**Zoning:** LI - Light Industrial. Zoning is flexible! The Newtown Business Center is home to a dense and diverse group of businesses



**Power:** 4,000 amps



**Loading:** 2 tailgate height doors and several street level double door entrances in rear.



**Ceiling Height:** Highest is 12'. Low point at corners is 10' 6"



**Parking:** 130 paved spaces, access to an additional 300 +/- spaces adjacent to the building as this building has in-common access to all complex parking



**Visibility:** Building features an exclusive lawn mounted sign extremely visible at corner of Friends Lane and Penns Trail

The  
Flynn  
Company

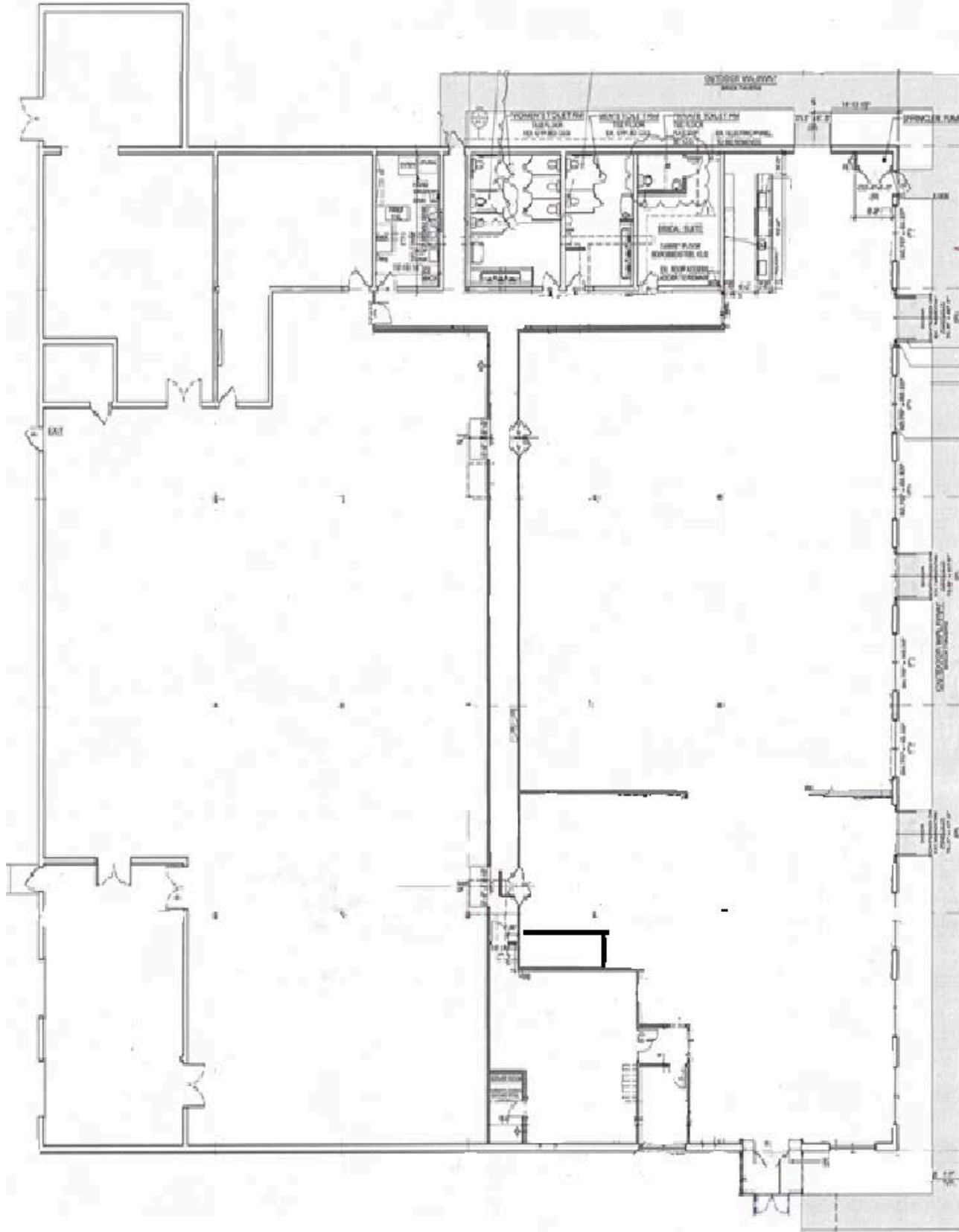
THE FLYNN COMPANY

WWW.FLYNNCO.COM | 1621 WOOD STREET, PHILADELPHIA, PA 19103 | 215.561.6565

## PROPERTY PHOTOS



## FLOOR PLANS



## LOCATION

