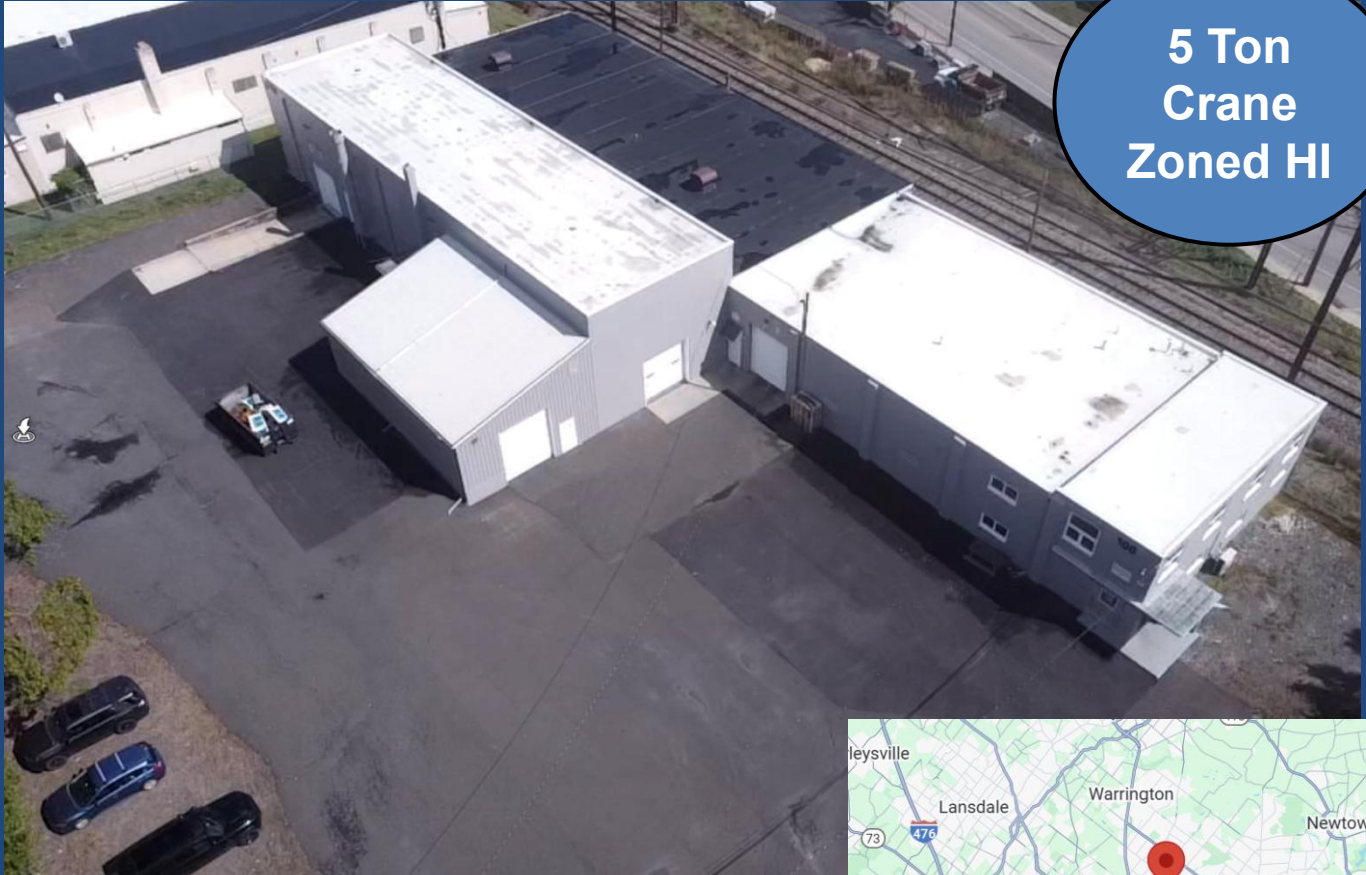


**100 N PENN STREET
HATBORO, PA 19040**

McGowan
Corporate Real Estate Advisors

**OFFERED FOR SALE – NEWLY REMODELED
INFILL INDUSTRIAL GREAT PARKING**

18,473 SF on 1.29 Acres



FOR FURTHER INFORMATION, PLEASE CONTACT:

Kevin McGowan, CCIM, SIOR
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Mobile (610) 233-6490
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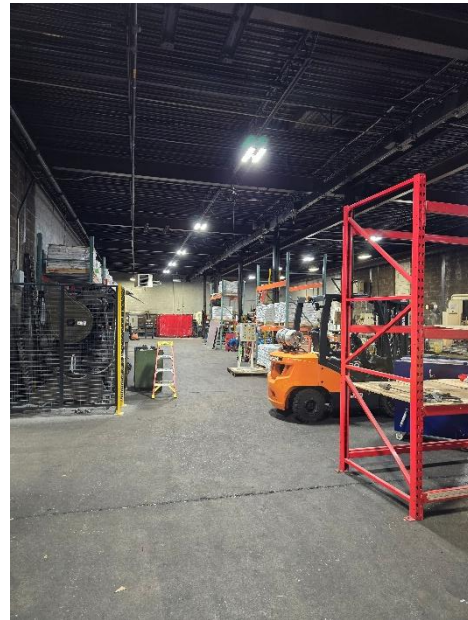
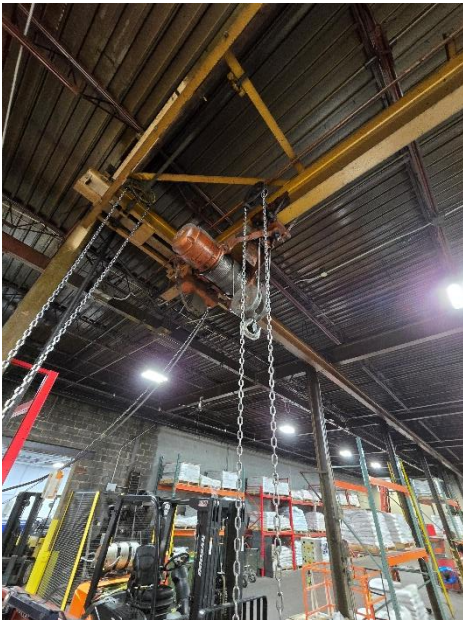
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Information concerning this offer is from sources deemed reliable, but no warranty is made as to the accuracy thereof and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice.

WAREHOUSE FOR SALE

As exclusive agents, we are pleased to offer the following space for sale.



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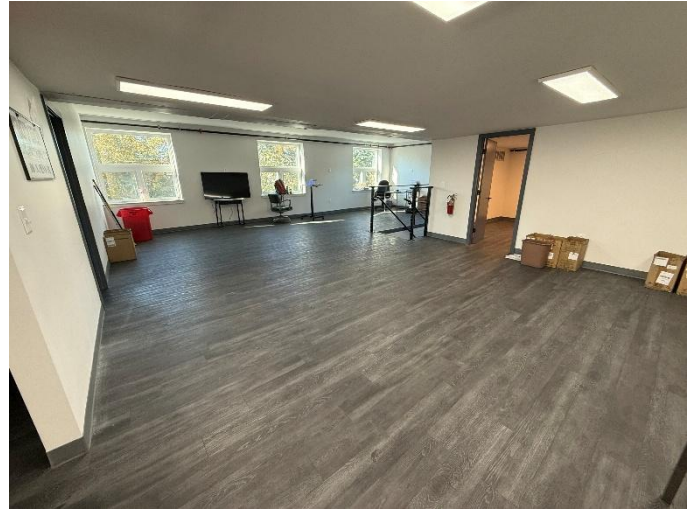
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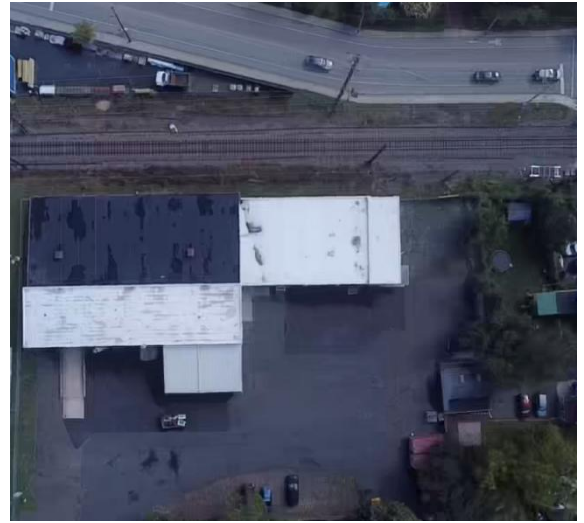
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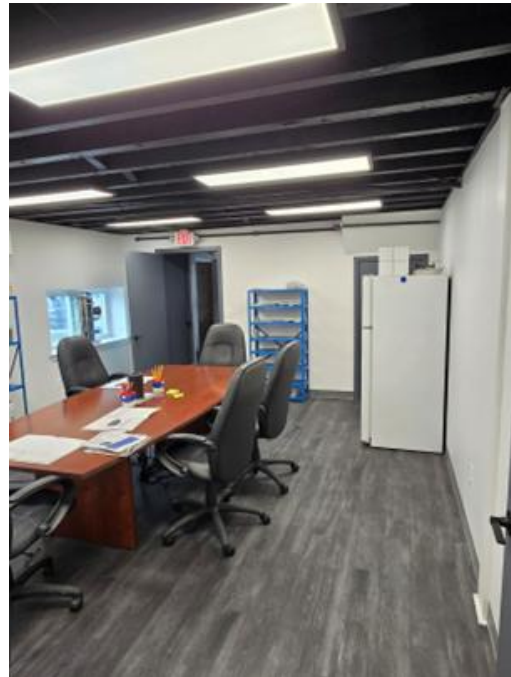
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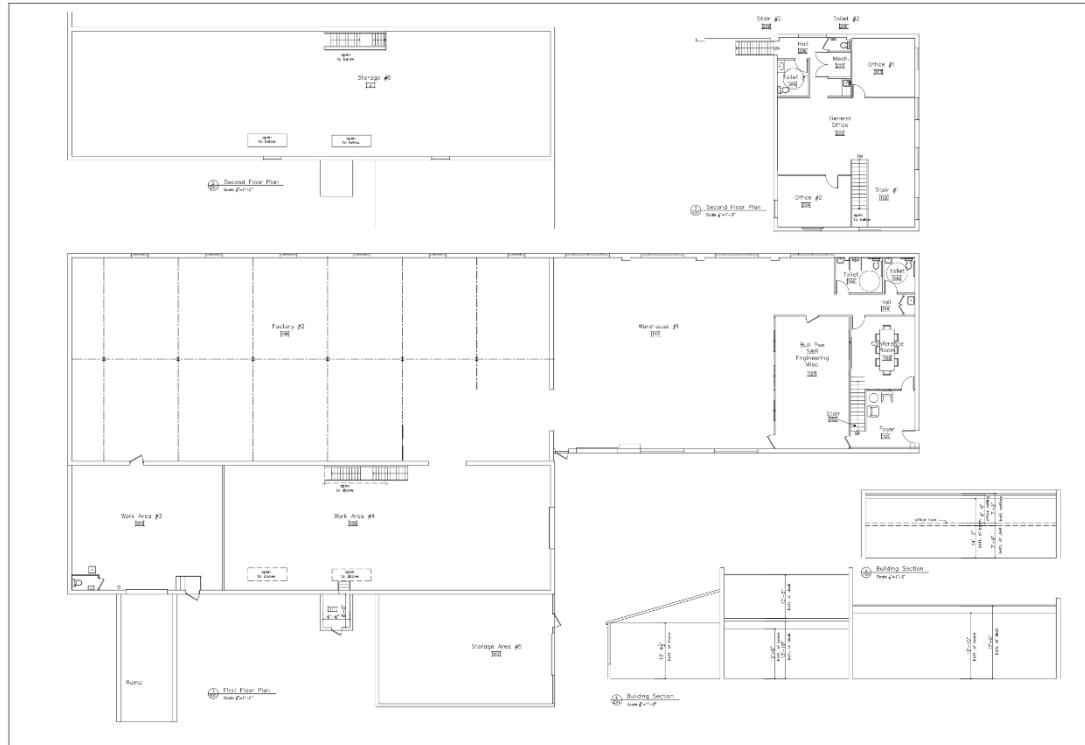
Hatboro is well-positioned with access to major transportation routes such as the Pennsylvania Turnpike (I-276) and nearby I-95, which are critical arteries for logistics in the Northeast corridor. These highways connect Hatboro to Philadelphia and other significant East Coast markets.

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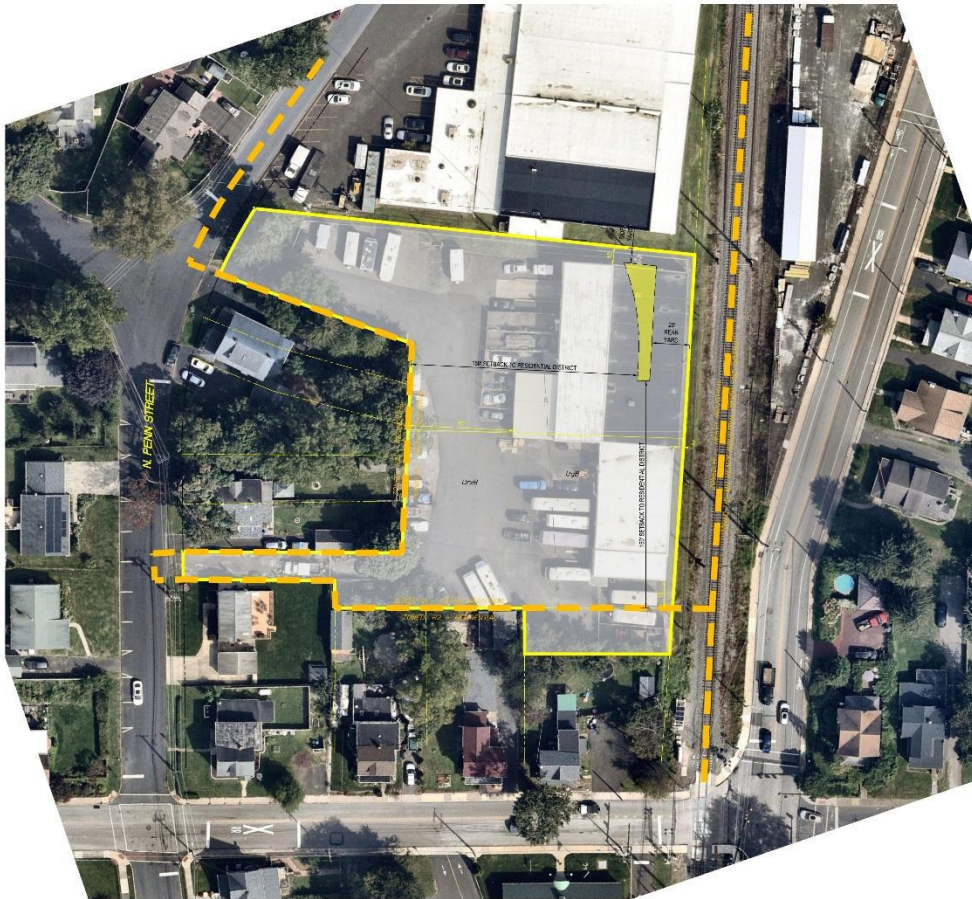
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ZONING DATA

ZONING DISTRICT		ZONING DISTRICT	
EXISTING DISTRICT: HATBORO (HATBORO)		ZONING DISTRICT: HATBORO (HATBORO)	
MIN. LOT AREA (SQUARE FEET)		MIN. LOT AREA (SQUARE FEET)	
10,000		10,000	
MIN. LOT WIDTH (FEET)		MIN. LOT WIDTH (FEET)	
25		25	
MIN. FRONT YARD SETBACK (FEET)		MIN. FRONT YARD SETBACK (FEET)	
10		10	
MIN. SIDE YARD SETBACK (FEET)		MIN. SIDE YARD SETBACK (FEET)	
5		5	
MIN. REAR YARD SETBACK (FEET)		MIN. REAR YARD SETBACK (FEET)	
10		10	
MIN. BUILDING COVERAGE (%)		MIN. BUILDING COVERAGE (%)	
75		75	
MIN. LOT COVERAGE (%)		MIN. LOT COVERAGE (%)	
75		75	
MIN. LOT AREA (SQUARE FEET)		MIN. LOT AREA (SQUARE FEET)	
10,000		10,000	

BUILDING COVERAGE CALCULATIONS

PERMITTED: 75%
10,000 SF x 75% = 7,500 SF
EXISTING: 7,500 SF
10,000 SF / 75% = 13,333 SF

PARKING CALCULATIONS

PERMITTED: 100%
10,000 SF x 100% = 10,000 SF
EXISTING: 10,000 SF
10,000 SF / 100% = 10,000 SF

EXISTING: 100%

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