

AVAILABLE FOR SALE

Flex Industrial Facility

±65,000 SF on 12.3 Acres with Warehouse
or Manufacturing Space, and Office



425 SCHOOLHOUSE ROAD, TELFORD, PA



Nick Adams, SIOR

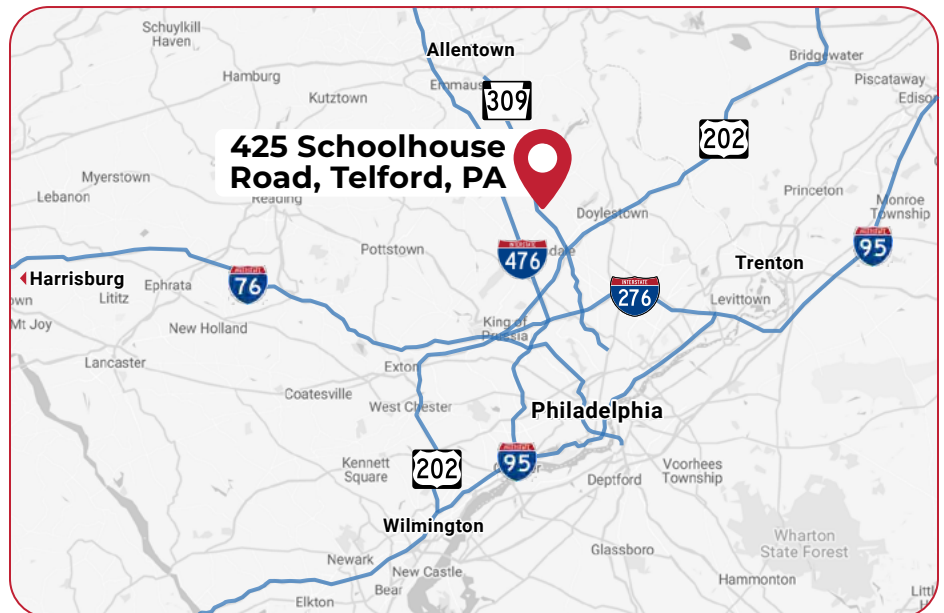
📞 484.868.3722
✉️ nadams@jacksoncross.com

Harry McKenna, SIOR

📞 610.996.8543
✉️ hmckenna@jacksoncross.com

Matt McKenna

📞 610.996.1108
✉️ mmckenna@jacksoncross.com



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, change of price or other conditions, prior sale or lease withdraw without notice. Jackson Cross Partners, any cooperating broker, and any salesperson working with either, are representing the owner's interest and fiduciary responsibilities to the owner, but are obligated to treat all parties fairly.



Property Specifications

| | |
|-----------------------|---|
| SQUARE FOOTAGE | Total SF ±65,000 SF <ul style="list-style-type: none">±5,000 SF Offices located on 2nd Floor±57,000 SF Warehouse±3,000 SF Two Bay Truck Repair Garage |
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|---------------------|---|
| CONSTRUCTION | Concrete block, steel and metal panel with 6" concrete floors Built in sections in 1970, 1977 & 1988 |
|---------------------|---|

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|-----------------------|--|
| CEILING HEIGHT | Section A: 16' – 18' Section B & C: 24' – 30' |
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|----------------------|---|
| LOADING DOORS | Nine (9) Tailgate Loading Docks Five (5) Grade Level Drive in Doors One (1) Drive up Ramp |
|----------------------|---|

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|--------------------|-----------------------------|
| CAR PARKING | 47 (expansion capabilities) |
|--------------------|-----------------------------|

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|-------------|--|
| HVAC | Office: AC & Heat Warehouse: Heat / Gas Radiant |
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|-------------|-------------------------|
| ROOF | 2011 Carlisle TPO White |
|-------------|-------------------------|

| | |
|-------------------|----------------------------------|
| REST ROOMS | Men and Women Office & Warehouse |
|-------------------|----------------------------------|

| | |
|------------------|--|
| SPRINKLER | Section C +/- 25,000 SF is Sprinklered |
|------------------|--|

| | |
|---------------|---|
| ZONING | LI- Limited Industrial Hilltown Township |
|---------------|---|

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|-------------------------|--|
| UTILITY SERVICES | Public Water & Sewer PPL Electric PECO Gas |
|-------------------------|--|

| | |
|----------------------|------------------------------------|
| MISCELLANEOUS | 80,000 pound in ground truck scale |
|----------------------|------------------------------------|

| | |
|---------------------|----------|
| TAXES (2025) | \$53,445 |
|---------------------|----------|

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Location

CITY

- Allentown, PA 18 miles
- Philadelphia, PA 37 miles
- Newark, DE 68 miles
- New York City, NY 85 miles

HIGHWAYS

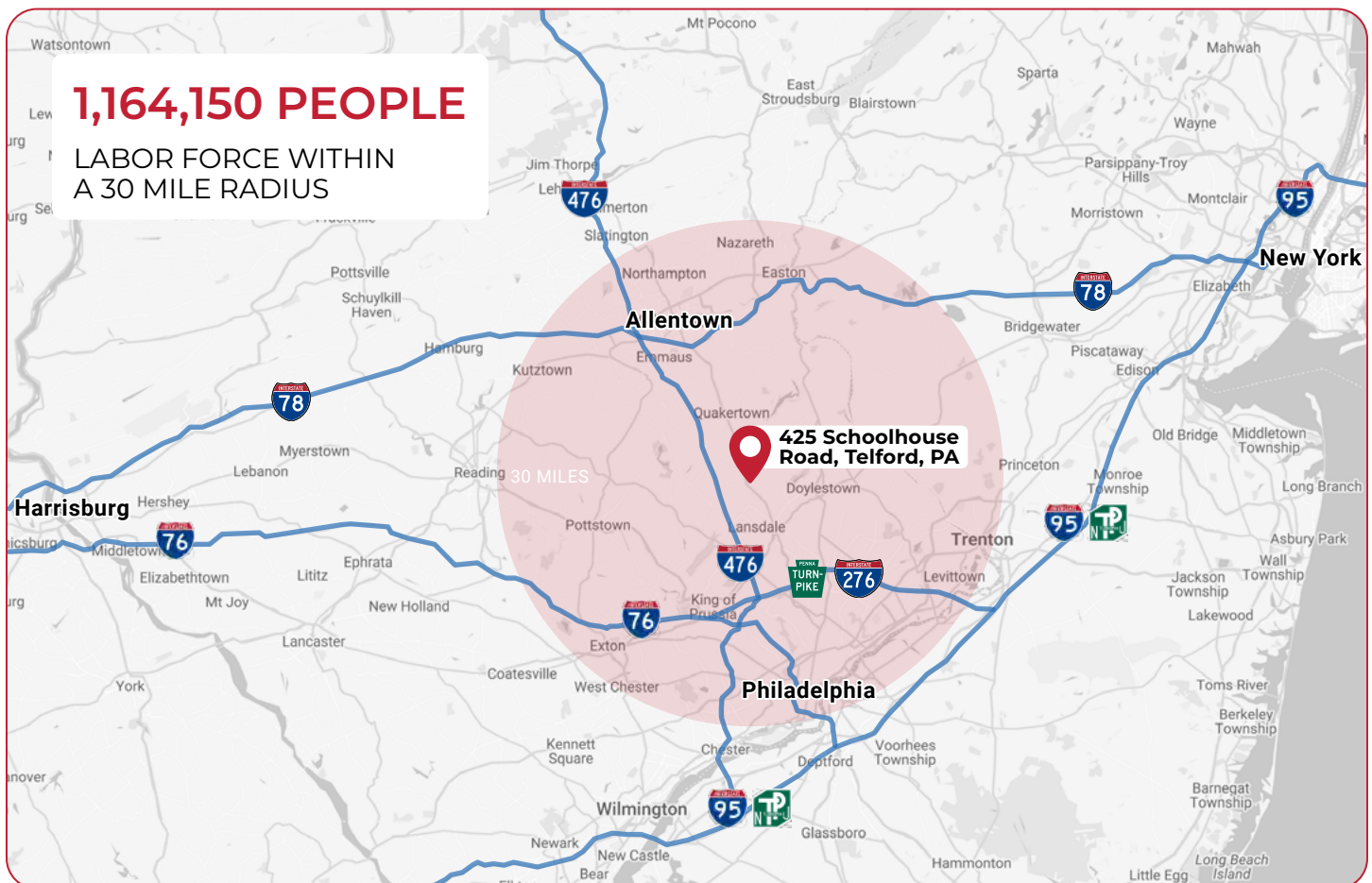
- I-476 10 miles
- I-78 15 miles
- I-276 (PA TPK) 25 miles
- I-95 45 miles

RAIL / AIR / PORT

- Norfolk Southern 24 miles
- Phila. International 48 miles
- Gloucester City 45 miles
- Paulsboro 57 miles

BRIDGES

- Commodore Barry 48 miles
- Walt Whitman 44 miles
- Delaware Memorial 62 miles
- Benjamin Franklin 43 miles



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425 Schoolhouse Road, Telford, PA



COMMERCIAL REAL ESTATE DONE SMARTER.



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