

# 11 CHURCH RD

## HATFIELD, PA



EXCLUSIVELY  
REPRESENTED BY  
THE FLYNN COMPANY

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## 16,000 SF FLEX INDUSTRIAL SPACE AVAILABLE FOR LEASE

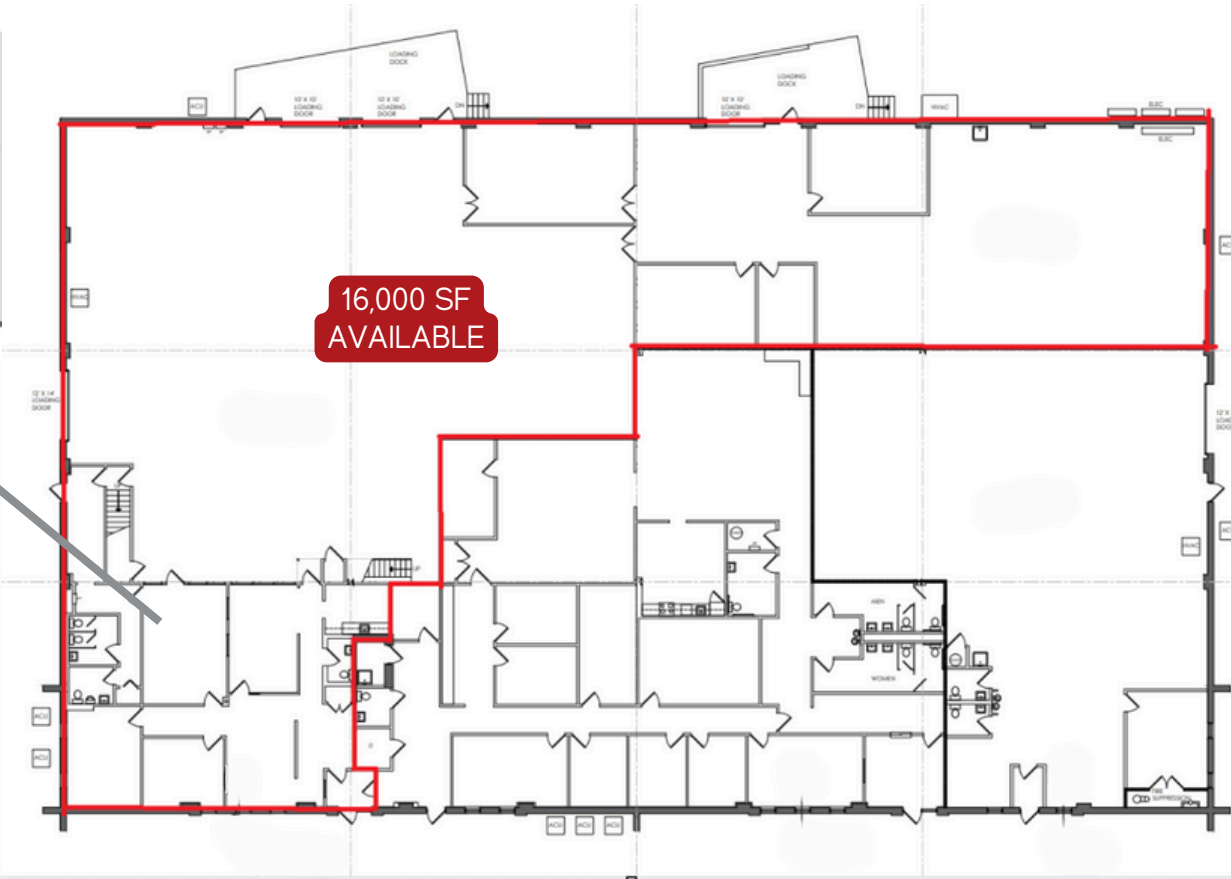


- 16,000 SF FLEX INDUSTRIAL SPACE
- 27,000 SF BUILDING ON 2.5 ACRE LOT
- 16-17' FT CLEAR HEIGHT
- 48 X 40 COLUMN SPACING
- 1 DRIVE-IN DOORS (12' X 14')
- 2 LOADING DOCKS (10' X 10')
- FULLY AIR CONDITIONED
- FULLY SPRINKLERED

## SITE & FLOOR PLAN



### 2ND FLOOR OFFICE SPACE ABOVE



## PROPERTY PHOTOS



## PROPERTY LOCATION

Quick access to route 309 (Bethlehem Pike)-- 0.2 miles

Wawa, coffee shops, retail and restaurants within minutes.

Located just one mile from the PA 63 (Sumneytown Pike)/PA 309 Connector. The purpose of this PennDOT project is to better connect Sumneytown Pike just north of the Pennsylvania Turnpike's Lansdale Interchange to PA 309. As part of the program, a series of projects are being developed to address traffic congestion, safety, and roadway deficiencies

