

1050 BETHLEHEM PIKE

MONTGOMERYVILLE, PA



9,149 SQUARE FOOT INDUSTRIAL AND WAREHOUSE SUITE FOR LEASE

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PROPERTY OVERVIEW

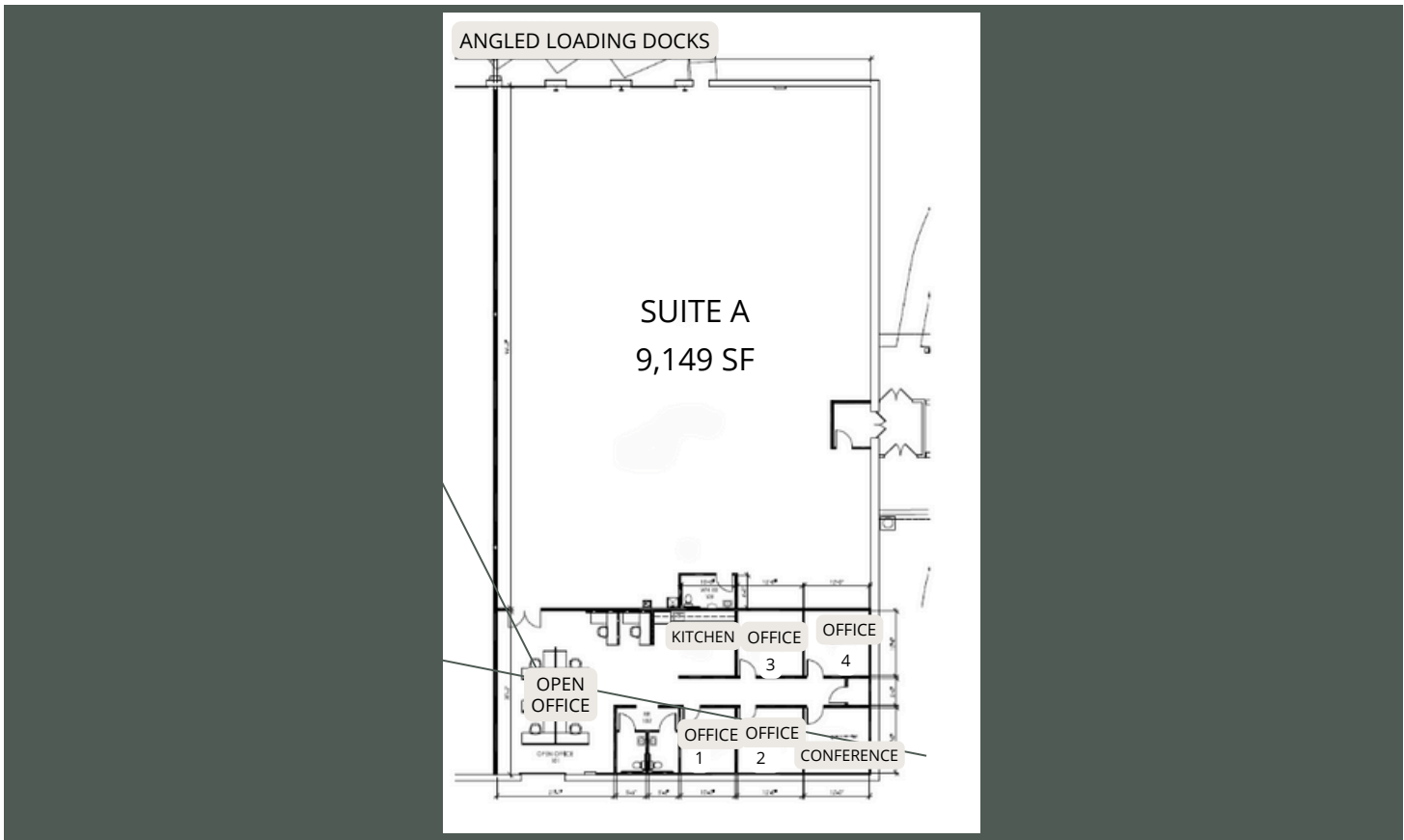
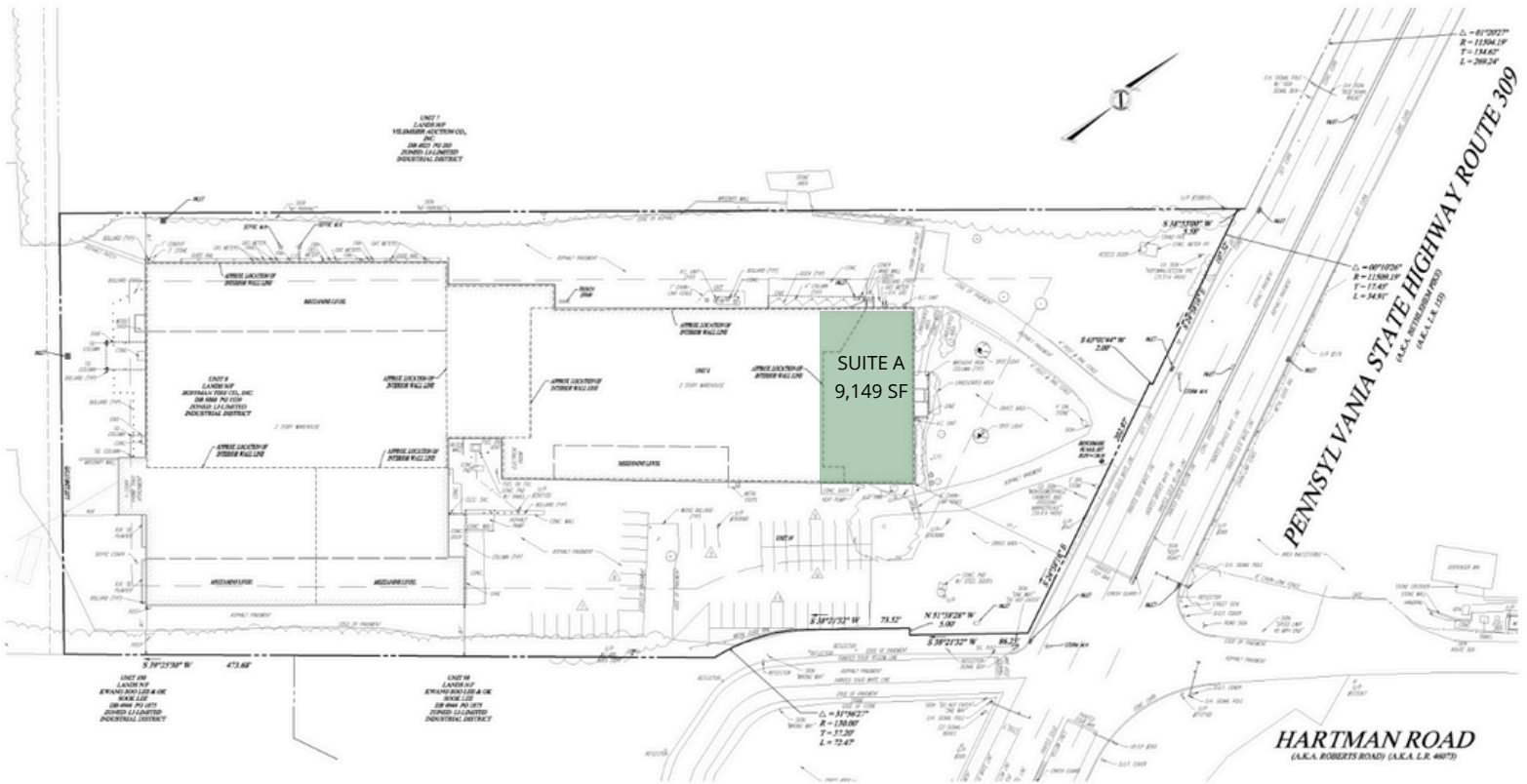
- 9,149 SF SUITE IN 103,800 SF STANDALONE ONE-STORY BUILDING
- 22' CLEAR
- FULLY SPRINKLERED
- 3 LOADING DOCKS
- HIGH VISIBILITY ON BETHLEHEM PIKE (ROUTE 309)
- CONVENIENT LOCATION WITH EASY ACCESS TO I-476 AND NUMEROUS AMENITIES
- AMPLE PARKING
- AVAILABLE MAY 2025

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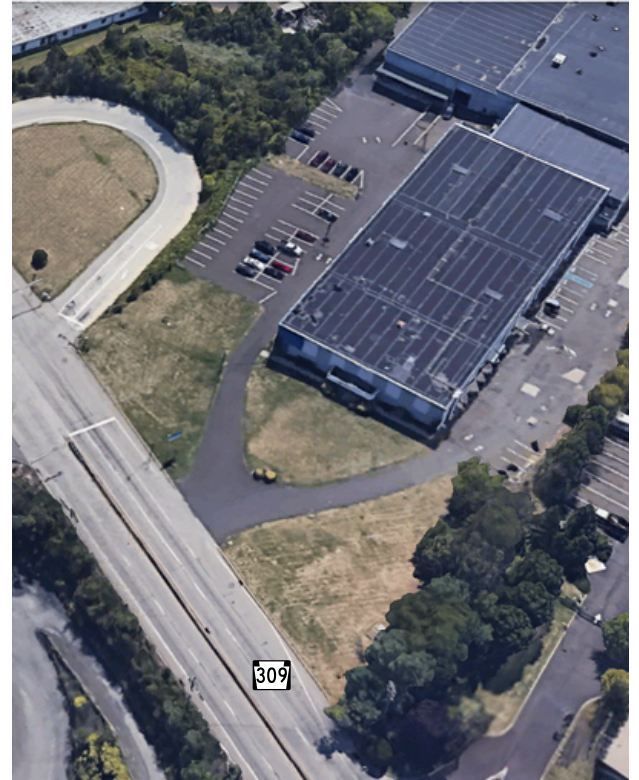
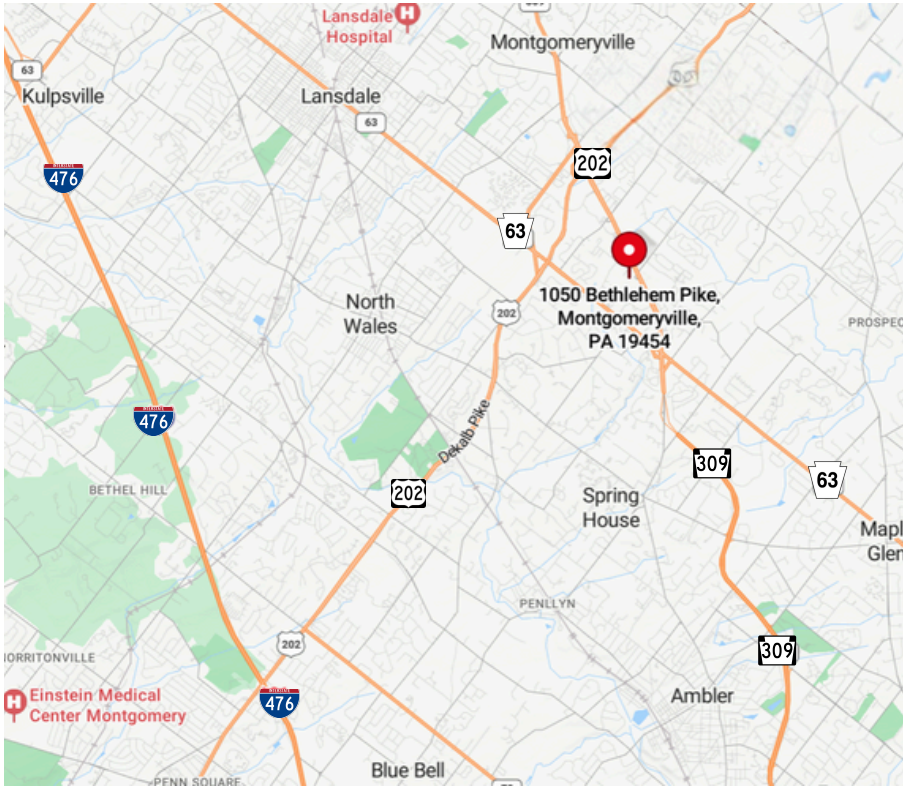
THE FLYNN COMPANY
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SITE AND FLOOR PLAN



LOCATION



1050 Bethlehem Pike is conveniently located on Route 309, between Routes 63 and 202 right in the heart of Montgomery County. This area has easy access to Interstate 476 and numerous amenities in the immediate vicinity including dining, parks, hotels, coffee shops, entertainment, and upscale shopping centers.



- AMC 309 CINEMA
- WENDY'S
- OLIVE GARDEN
- COSTCO
- TARGET
- CHICK FIL A
- IRON HILL BREWERY
- J. CREW
- HARVEST GRILL
- FIREBIRDS
- PUMPERNICK'S DELI
- OUTBACK STEAKHOUSE
- BACCO ITALIAN
- BURGER KING
- TEXAS ROADHOUSE
- HAMPTON INN AND SUITES
- STAYBRIDGE SUITES
- GRAN RODEO

- MONTGOMERY MALL
- COURTYARD BY MARRIOTT
- STARBUCKS
- SPRING HOUSE TAVERN
- WHOLE FOODS
- ARPEGGIO
- KRISPY KREME
- ROSS
- IL GIARDINO ITALIAN CUISINE
- VIC SUSHI
- WAWA
- RESIDENCE INN
- DUNKIN
- TALBOTS
- ALDI
- MCDONALDS
- TRADER JOE'S
- SEPHORA

PROPERTY PHOTOS

