

MIDBAY
INDUSTRIAL
CENTER
AT NORTH WALES

DELIVERING
Q2 2027

203 CHURCH ROAD
NORTH WALES, PA



18,972 – 96,618 SF

SMALL - MID BAY FLEX UNITS

AVAILABLE FOR LEASE

Brand new construction in Montgomery County offering 36' clear height and ESRF with premiere and unparalleled finishes.

The Flynn Company

SAXUM
REAL ESTATE

PENWOOD
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CONCEPTUAL DIVISION PLAN



▼ Dock-high loading door
○ Drive-in door

| BUILDING A: 96,618 SF (550' x 175'8") |
|---|
| Tenant 1: 43,566 SF 248' x 175'8" 12 dock-high loading doors, 1 drive-in |
| Tenant 2: 18,972 SF 108' x 175'8" 7 dock-high loading doors |
| Tenant 3: 34,080 SF 194' x 175'8" 8 dock-high loading doors, 1 drive-in |

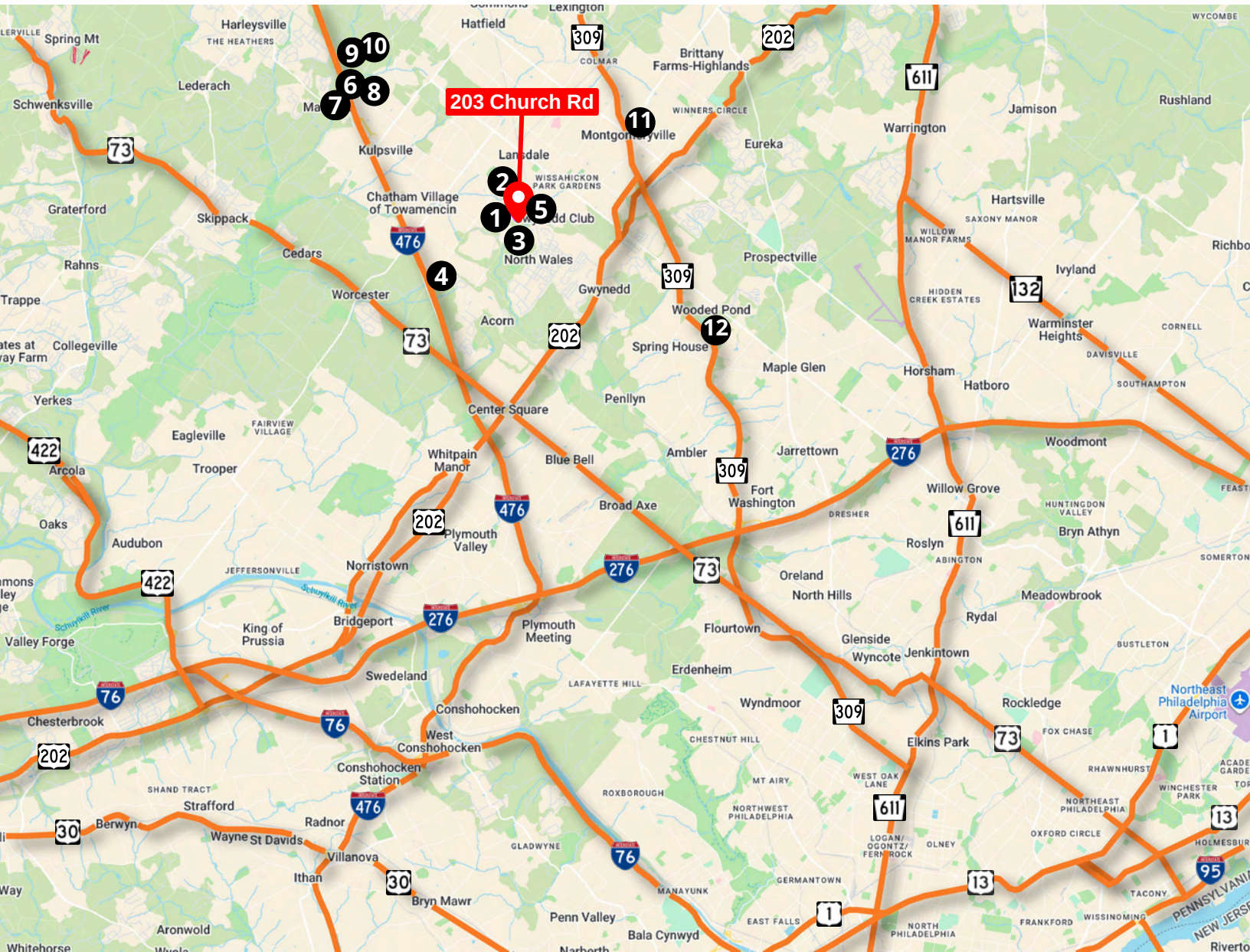
| BUILDING B: 70,000 SF (400' X 175') |
|--|
| Tenant 1: 44,450 SF 254' x 175' 8 dock-high loading doors, 1 drive-in ○ Option for additional 3 oversized grade-level drive-in doors (16' x 14') or overflow parking / storage |
| Tenant 2: 25,550 SF 146' x 175' 6 dock-high loading doors, 1 drive-in |

PROPERTY FEATURES

- ZONED LIMITED INDUSTRIAL (LI)
- FULL DOCK PACKAGES ON EVERY OTHER DOCK
- 54' X 57'6" TYPICAL COLUMN SPACING
- 60' SPEED BAYS
- THREE SPEC OFFICE SUITES
- 175' DEEP (BOTH BUILDINGS)
- ESFR SPRINKLER SYSTEM
- 36' CLEAR HEIGHT
- LESS THAN ONE MILE TO PENBOOK TRAIN STATION

PROPERTY LOCATION

Eastern Montgomery County offers a strategic location between Rt. 309 (Bethlehem Pike) and the PA Turnpike NE Extension (I-476), which provides easy access to the Lehigh Valley, Philadelphia, New Jersey and Harrisburg. The upcoming completion of Phase 2 of the Rt. 309 connector will further improve connectivity for the local market. Additionally, the population density is over 1,800 people per square mile.



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|---|-------------------|----------------------------|----|----------------------------|-------------------|
| 1 | Annie | ANNIE INTERNATIONAL | 7 | accupac | ACCUPAC |
| 2 | HUGHES | HUGHES RELOCATION SERVICES | 8 | Greene Tweed | GREENE TWEED |
| 3 | MERCK | MERCK | 9 | pdc | PDC MACHINES |
| 4 | KEYSTONE | KEYSTONE TECHNOLOGIES | 10 | ALMAC | ALMAC |
| 5 | TRIUMPH | TRIUMPH | 11 | THE HOME DEPOT | HOME DEPOT |
| 6 | STEIN SEAL | STEIN SEAL | 12 | Johnson&Johnson | JOHNSON & JOHNSON |

RENDERINGS



PROPERTY FEATURES

- 27 dock-high loading positions, 2 drive-in door positions
- 50% 7'x8' 40,000 lb. mechanical dock levelers, seals, and bumpers
- Parking: 99 Automobile parking stalls
- Power: 4,000 amps 277/480 volt, 3 phase

RENDERINGS



PROPERTY FEATURES

- 14 Loading dock positions, 2 drive-in door positions
- 50% 7'x8' 40,000 lb. mechanical dock levelers, seals, and bumpers
- Parking: 86 Automobile parking stalls
- Power: 4,000 amps 277/480 volt, 3 phase