

Flex Building, Great Access To Rt 309 & I 78

4125 Independence Drive

Schnecksville, PA 18078



OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	14
Available SF:	2,250 SF
Lot Size:	2.9 Acres
Building Size:	28,950 SF

PROPERTY DESCRIPTION

28,950 SF flex building just off Rt 309. Available 2,250 SF warehouse. Ideal for small warehouse, machine shop, light industrial, lab.

LOCATION DESCRIPTION

Located in the Independence Business Park just north of Levans Rd off PA Route 309 in Schnecksville. Make a right at signaled intersection Presidential Drive. Left on Independence Drive. Approximately 5 miles to PA Route 22, I-78 and I-476 PA Turnpike.

PROPERTY HIGHLIGHTS

- Exterior entrance (No common areas)
- Dock Door
- Separate Utilities

Tom Skeans, CCIM

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	36 to 60 months
Total Space:	2,250 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 9	Available	2,250 SF	NNN	Negotiable	Flex space just off Route 309. 2,250 SF flex space available immediately. Approximately 1,000 SF of office with the balance warehouse, 18' clear. One dock door and man door at the rear of the suite. Utilities are individually metered. Common area maintenance and taxes are estimated at \$4/SF.

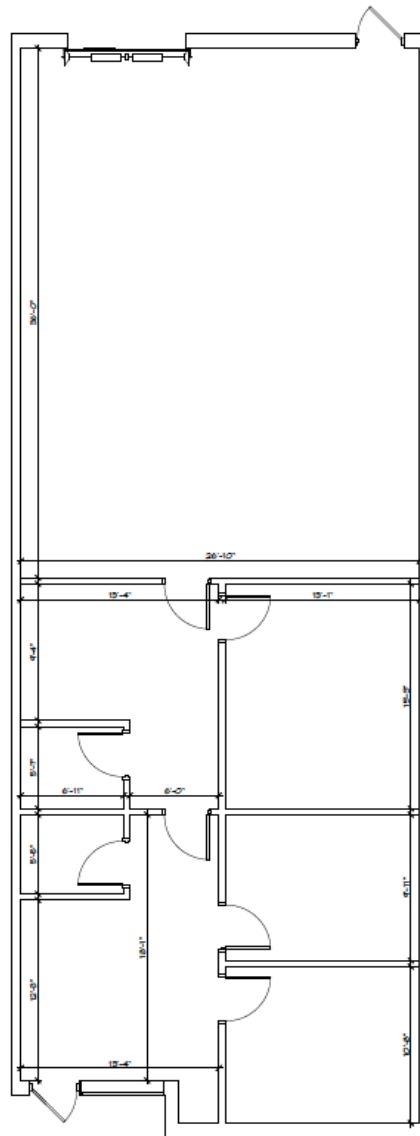
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EXISTING FLOOR PLAN

SCALE: 1/4" = 1'-0"

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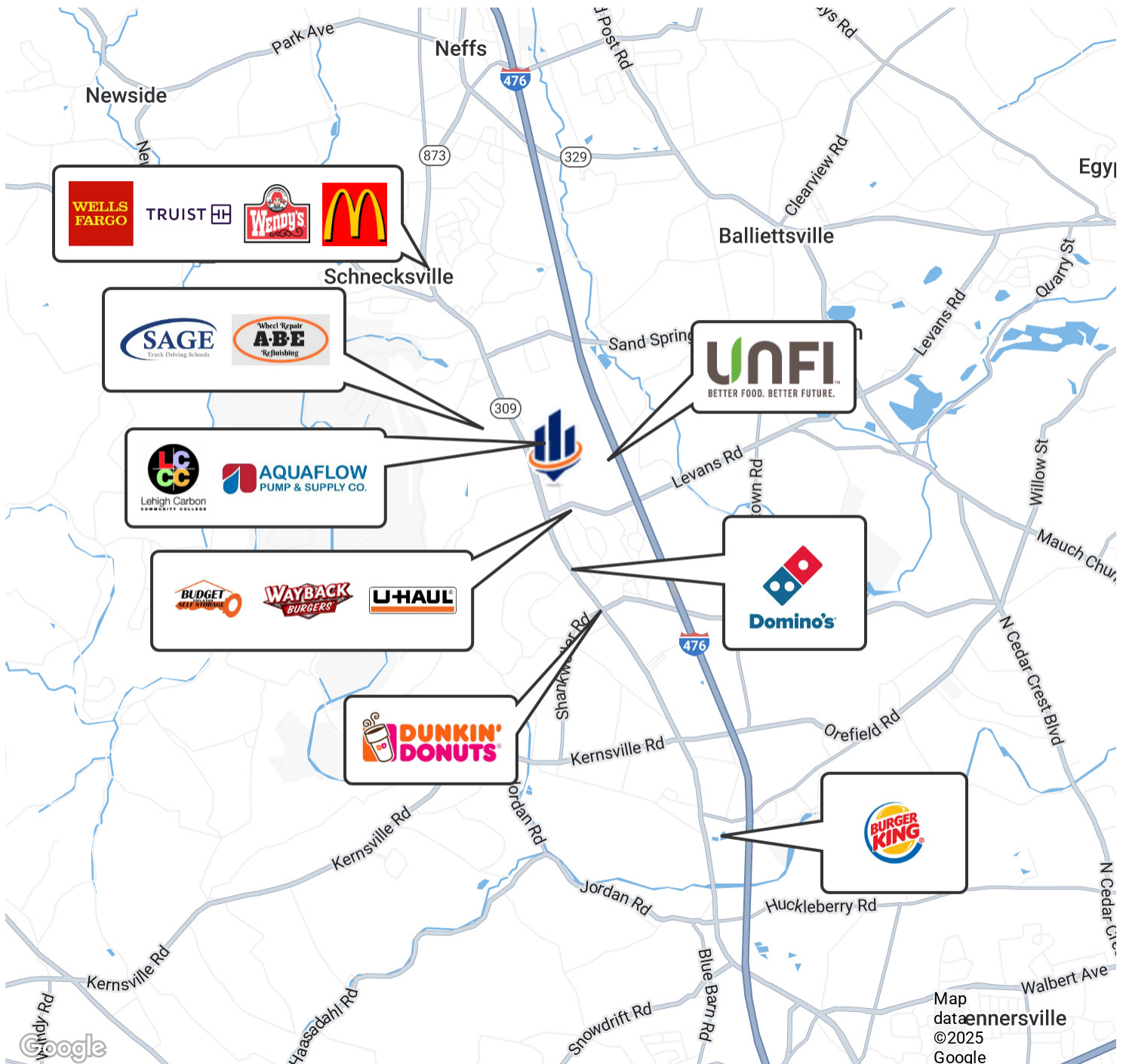


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