

# 355 MAPLE AVENUE

## HARLEYSVILLE, PA

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REPRESENTED BY  
THE FLYNN  
COMPANY

## HIGHLY SPECIALIZED CLASS "A" 50 ACRE INDUSTRIAL FLEX CAMPUS

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### NOW OFFERING CONDO SPACE FOR SALE

- Suites ranging from 13,000 SF - 201,786 SF available for lease
- 23'5" - 25' clear height industrial units that are fully climate-controlled
- 1,050+ parking spaces (4.3 to 1000 ratio) with opportunities for outside storage and parking, additional site expansion possible as well.
- Elevator served
- Fully sprinklered
- New loading dock court options
- 25 acres for expansion
- Located just 3 miles from the Lansdale Interchange (i.e. Northeast Extension)

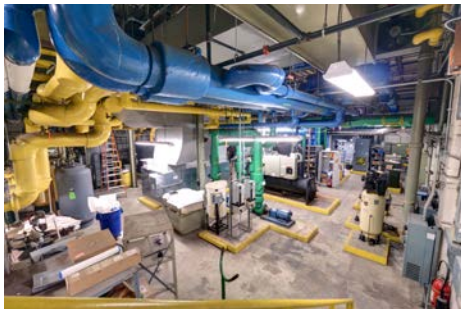


**Heavy Power** – 33,000 KVA Power through two 2000 amp panels  
**Supplemental power** through 1800+ solar panels onsite  
**Icebank Cooling System** which will allow tenants the ability to nearly eliminate electricity expenses

### PROPERTY DETAILS

<b>Square Feet</b>	201,786	<b>Loading</b>	Mix of Loading and Drive in Doors, to Suit
<b>Unit Mix</b>	150,106 (Industrial) 51,680 (Office)	<b>Parking Spaces</b>	1,050+ Spaces
<b>Clear Heights</b>	12' (Office) 26' (Industrial)	<b>Water/Sewer Service</b>	Public Service
<b>Acres</b>	48.78	<b>Roof</b>	Rubber Membrane
<b>Zoning</b>	AO Permitted Flex Industrial Uses including, life sciences, product development, engineering, manufacturing, distribution, and other like uses		

### EXISTING INFRASTRUCTURE



**Heavy Power** – Property served by Peco a division of Exelon Energy. Existing service is 2 – 1500 KVA transformers at 277/480v.

**Backup Generator Onsite** - Property is served by dual 1000KVA Cummins generators that serve the entire premises. Both generators have limited run time of less than 1000 hrs each.

**Supplemental power** through 1800+ solar panels onsite which contribute to reducing the cost of electricity through PECO.

**Icebank Cooling System** which supplements to serve the primary 400 ton Trane Chiller. Ice bank will also serve as a back-up cooling system in the event the primary chiller is off-line.

**Boiler System**– 2 Bryan Boilers both rated at 5,000,000 BTU and a back up boiler rated 2,700,000 BTU's

**Chiller System**– 400 Ton Trane Chiller serves the entire premises. (MISC RTU'S serve portions of the single story portion of the property)

**Climate Control**– Property served by a Tracer Summit BAS system for heating, cooling and humidity control. System can be designed to provide supplemental and redundant air flow to all parts of the property through several air handlers and VAV's.

**Sprinkler System**- Property is fully sprinklered and rated for ordinary hazard.

### INDUSTRIAL SPACE- EXISTING CONDITIONS

Existing conditions are shown here for a single-tenant opportunity.

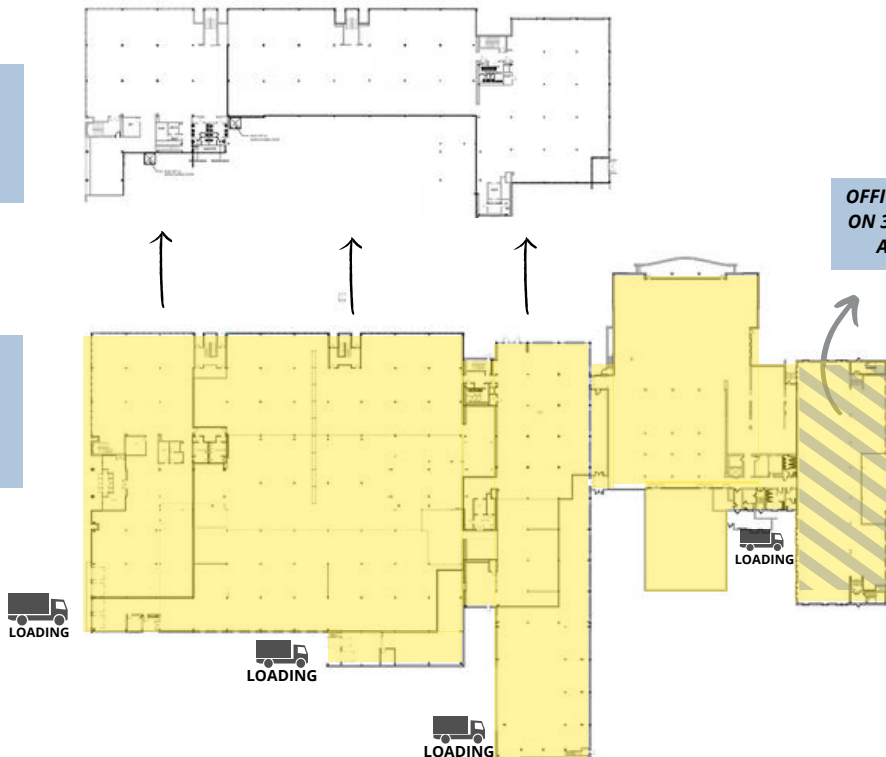
The main portion of the property comprises 150,106 SF of primarily Industrial space on two floors. An additional 51,680 SF of office space is held in a four-story section at the far end of the building.



**SECOND FLOOR INDUSTRIAL**  
35,088 SF

**FIRST FLOOR INDUSTRIAL**  
115,018 SF

**OFFICE SPACE ON 3 FLOORS ABOVE**



## INDUSTRIAL SPACE- CONCEPTUAL PLAN

### Illustrative Floor Plan

*This division plan is conceptual only, not definitive. Actual sizes and constructions can vary to suit specific tenant needs. This page is for illustrative purposes only.*

*At the far end of the building is a four-story section of office space, with a total of 51,680 SF divided between the floors. See next page for office floor plan (Suite F)*



Main Building Square Footage Totals	
SUITE A	26,210 SF
SUITE B	31,188 SF
SUITE C	34,568 SF
SUITE D	37,161 SF
SUITE E	20,979 SF

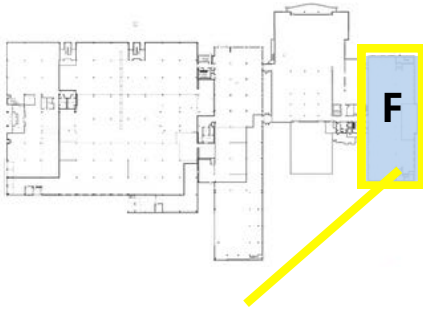
### SECOND FLOOR



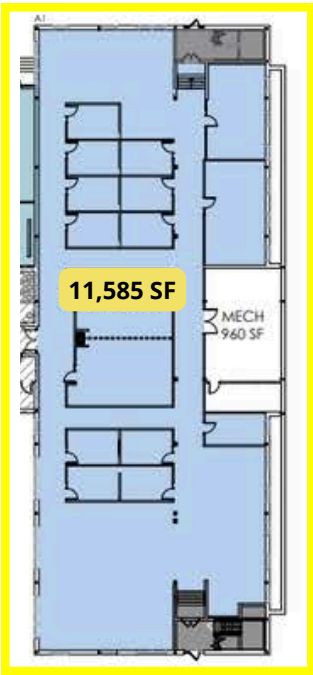
### FIRST FLOOR

1 MARKETING FLOOR PLAN  
MK1 SCALE: 1/32" = 1'-0"

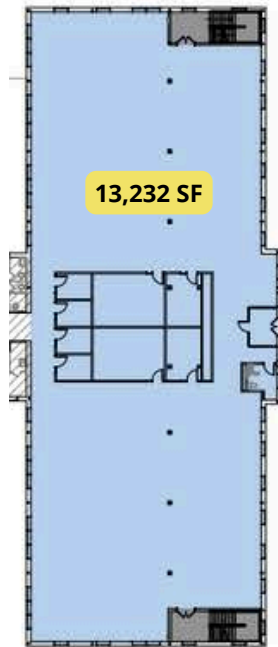
### OFFICE SPACE



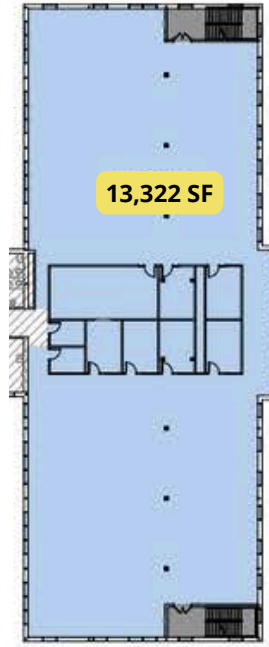
*Suite F comprises a total of 51,680 SF of office space on four levels.*



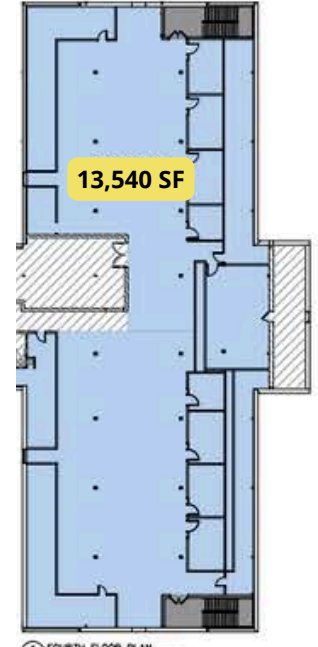
**FIRST FLOOR  
SUITE F**



**SECOND FLOOR  
SUITE F2**



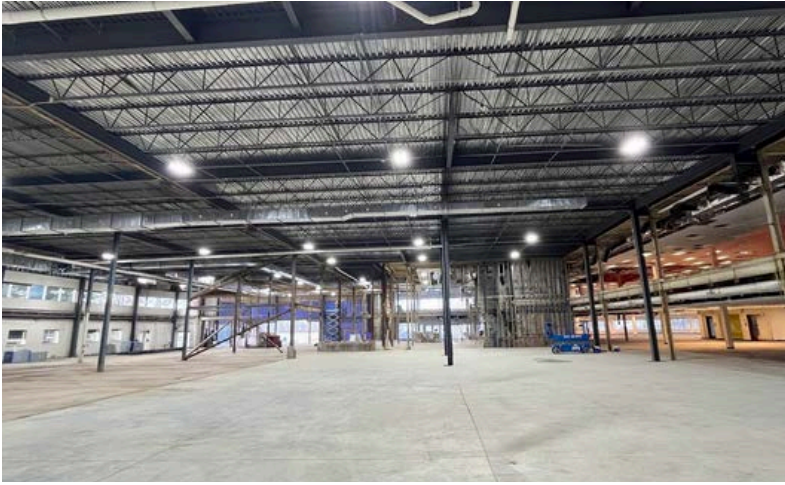
**THIRD FLOOR  
SUITE F3**



**FOURTH FLOOR  
SUITE F4**



### PROPERTY PHOTOS



AREA DEMOGRAPHICS: HARLEYSVILLE, PA



POPULATION

1 Mile: 7,575  
3 Miles: 22,357  
5 Miles: 90,655



HOUSEHOLDS

1 Mile: 2,960  
3 Miles: 8,154  
5 Miles: 32,631



AVG HOUSEHOLD INCOME

1 Mile: \$140,678  
3 Miles: \$165,008  
5 Miles: \$135,319



TRAFFIC VOLUME

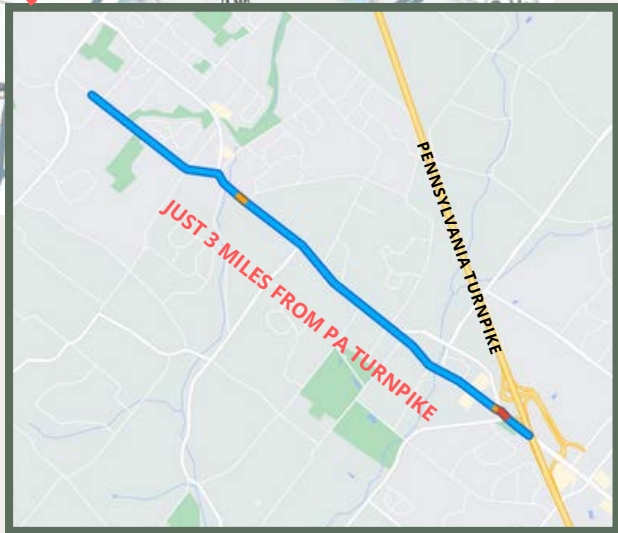
11,076 Cars Annually  
Cross Roads:  
Harleysville Pike & Groff's Mill Rd  
(.22 Miles from property)

NEARBY CORPORATE NEIGHBORS



## LOCATION & NEARBY AMENITIES

Within one mile: Villa Vito, Three Brothers Mexican Grill, Sips & Berries, Butcher & Barkeep, The Harleysville Hotel, Bella Fiona, The Shops of Harleysville, and Neshaminy Creek Brewing. Nearby fast food includes McDonald's, Wawa, Taco Bell, Dairy Queen and Dunkin'.



### DISTANCE FROM 355 MAPLE AVE

PA Turnpike	3 Miles
King of Prussia	24 Miles
Philadelphia	32 Miles
Allentown	39 Miles
Wilmington	49 Miles
New York	110 Miles

## FOR MORE INFORMATION

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