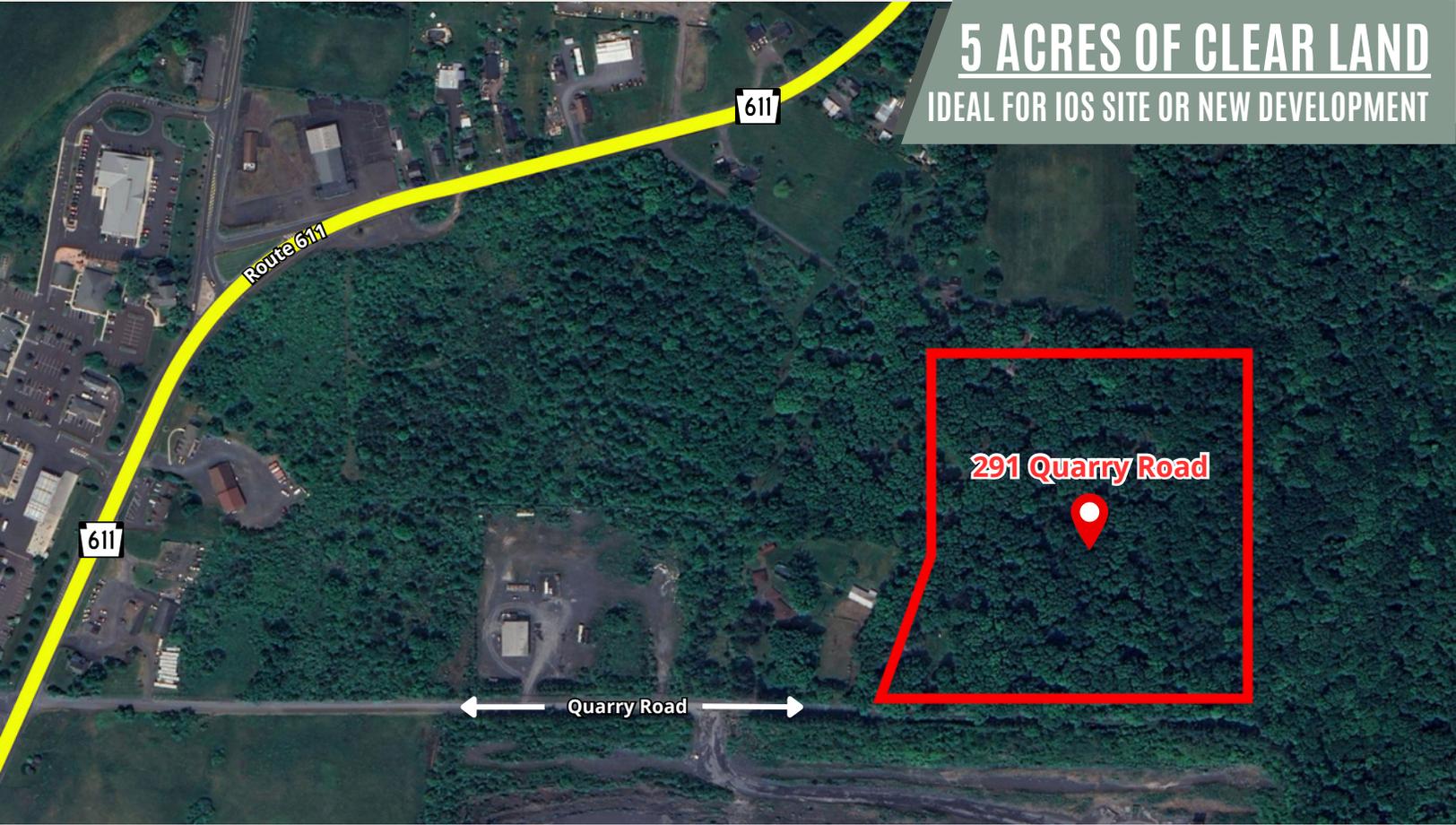


# 291 QUARRY ROAD

OTTSVILLE, PA 18942



**5 ACRES OF CLEAR LAND**  
IDEAL FOR IOS SITE OR NEW DEVELOPMENT

**AVAILABLE FOR LEASE / SALE / BUILD-TO-SUIT**

**EXCLUSIVELY  
REPRESENTED BY  
THE FLYNN COMPANY**

**MICHAEL BORSKI JR., SIOR**  
MBORSKIJR@FLYNNCO.COM  
215-561-6565 X 119

**MARK PAWLOWSKI**  
MPAWLOWSKI@FLYNNCO.COM  
215-561-6565 X 146

**ANDY PANCOAST**  
APANCOAST@FLYNNCO.COM  
215-561-6565 X 125



## PROPERTY DETAILS:



**Available:** 5 acres of clear land  
**Max Building Size:** 45,000 SF



**Impervious Coverage:** 85,000 SF



**Soil Type:** ABA



**Zoning:** Q - Quarry



**Parcel Number:** 30011095

THE FLYNN COMPANY

WWW.FLYNNCO.COM | 1621 WOOD STREET, PHILADELPHIA, PA 19103 | 215.561.6565

## ZONING

Uses by right. Any of the following uses shall be permitted, provided that the regulations of this chapter have been met:



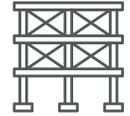
**Municipal Building**



**Office**



**Wholesale**



**Building Materials Sales**



**Truck Terminal**



**Warehouse**



**Light Equipment Sales and Storage**



**Heavy Equipment Sales and Storage**



**Outside Storage**



**Temporary Community Event**

Conditional uses. The following uses shall be permitted upon a finding by the Board of Supervisors that all criteria stated in Article VII of this chapter have been met:



**Utility Operating Facility**



**Emergency Services**



**Telecommunications Facility**



**Junkyard**



**Radioactive Materials Facility**



**Oil and Natural Gas Processing Facility**



**Oil and Natural Gas Compressor Station**



**Nonregulated Pipeline**



**Wellhead Compressor**



**Temporary Structures and Vehicles**

## LOCATION



### DISTANCE TO:

<b>Allentown</b>	40 mins
<b>Trenton</b>	55 mins
<b>Philadelphia</b>	1 hour 15 mins
<b>Newark</b>	1 hour 25 mins
<b>New York City</b>	1 hour 35 mins

