

**SALE OR LEASE | COMMERCIAL**  
**10,260 SF | Acreage 1.86**

## 2075 QUAKER POINTE DRIVE QUAKERTOWN, PA 18951



**Office +/- 6,048 SqFt | Warehouse +/- 4,212 SqFt**

### Key Features

- Front of building parking; +/- 43 spaces | Additional side & rear parking
- One (1) drive-in dock door: 14'x14'
- Warehouse clear height: 16'
- Fenced yard - back and side of building
- Utilities:
  - HVAC-Warehouse | Office -mounted two (2) gas heaters, 4yrs. old
  - Lighting - Office with drop ceiling and Warehouse has florescent lighting
  - Smoke alarm system with fire protection - no sprinklers
  - Roof - EPDM - Warehouse (10 years), Office (20-25 years)

### Location

- Immediately off I-476 Northeast Extension - Quakertown exit (0.5 miles)  
.3 miles to WaWa, .4 miles to McDonald,s 1.5 miles to Quakertown  
Enter from Route 663, John Fries Highway

### Zoning

- Planned Commercial

### Sale Price | Lease Rate

- Call For Details

**For more information,  
please contact:**

**Dutch Markward**  
610.888.3804  
dutch@MarkwardGroup.com

**Del Markward, SIOR**  
610.295.6603  
dmarkward@MarkwardGroup.com



**Markward Group**  
5925 Tilghman Street, Suite 1400  
Allentown, PA 18104  
p: 610.295.6600  
MarkwardGroup.com



**SALE OR LEASE | COMMERCIAL**  
**10,260 SF | Acreage 1.86**

## 2075 QUAKER POINTE DRIVE QUAKERTOWN, PA 18951

