

20 N FRONT STREET

BALLY, PA - UNIT 2









FOR SALE

**59,245 SF WAREHOUSE
CONDO**

2.50% COBROKER COMMISSION BEING OFFERED



Unit 2 Highlights

-  **59,245 SF**
Rentable SF
-  **15'-22'**
Ceiling Clears
-  **\$3,350,000**
Asking Price
-  **\$155,506**
Year 1 NOI
-  **\$56.55**
Asking Price PSF
-  **Four (4)**
Dock Doors
-  **60%***
Occupancy
-  **Four (4)**
Drive-In Doors

**Landlord has a Right of Relocation in most of the leases. Tenants can be moved and whole or partial building footprint can be made available to a user-buyer.*

Parcel Map

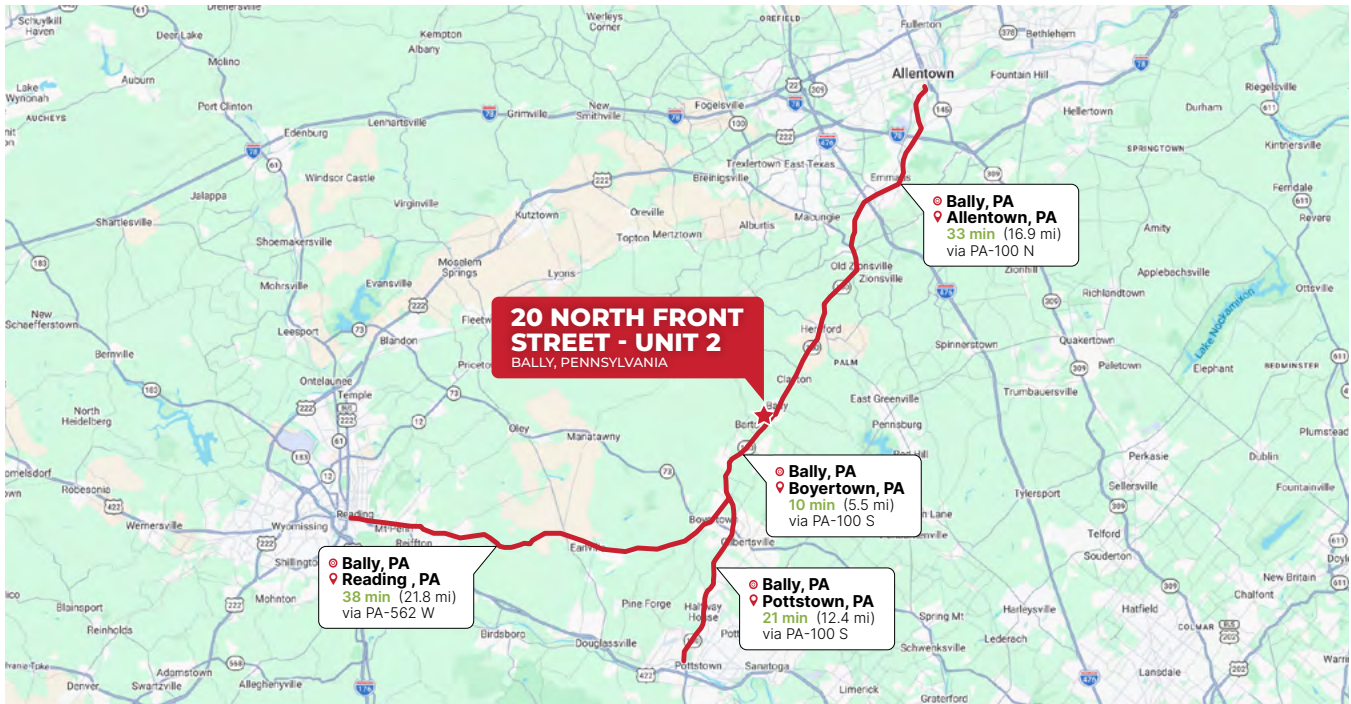


MARK MCGARRITY

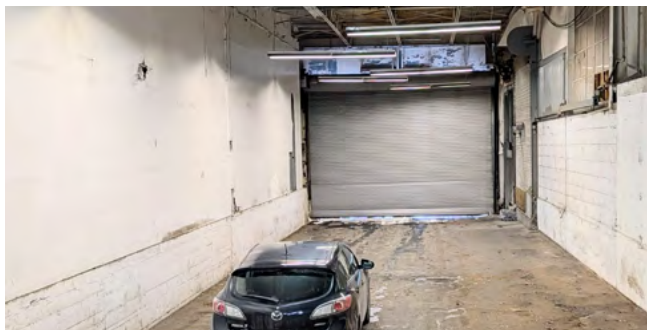
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Location Map



Photos



MARK McGARRITY

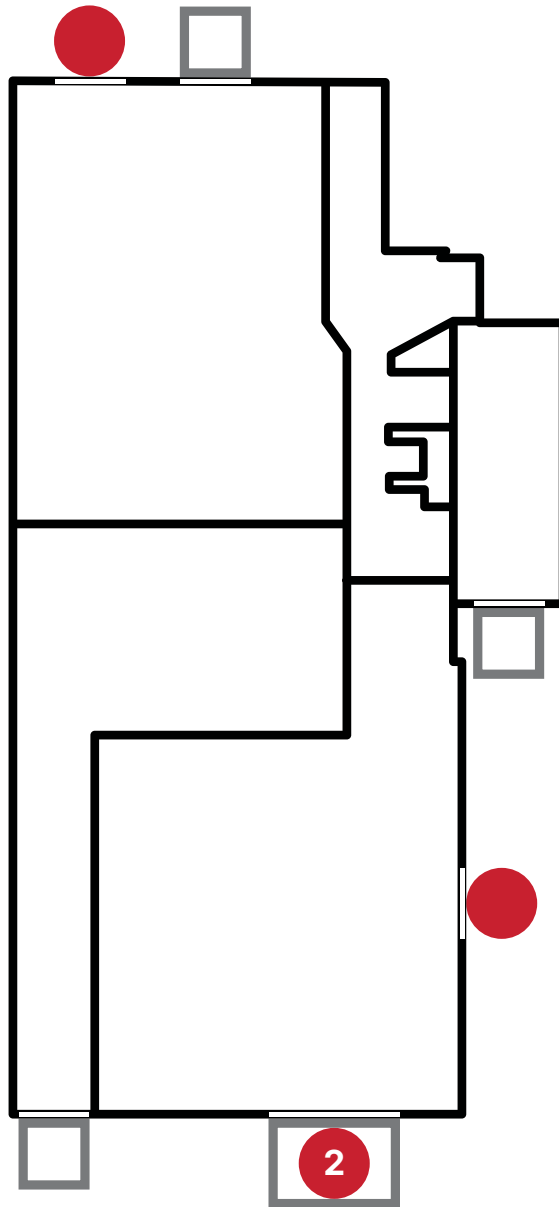
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Floor Plan



● Dock Doors □ Drive-in Doors



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