



VELOCITY VENTURES



STATION PARK

7,285 RSF FLEX/OFFICE SPACE
AVAILABLE FOR LEASE

330-339 S WARMINSTER RD

HATBORO, PA 19040

The
Flynn
Company



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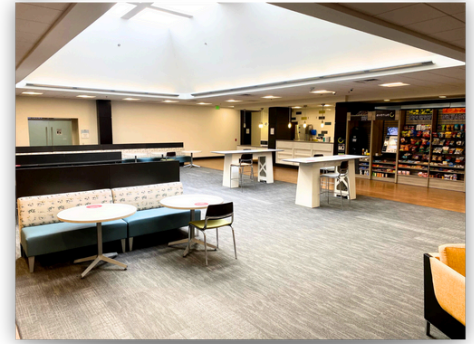
PROPERTY HIGHLIGHTS



KINDERCARE ON SITE



HATBORO TRAIN STATION



GRAB N' GO CAFE

- 412,454 SF multi-tenant complex on 29.47 acres
- Building Located catty corner to the SEPTA Hatboro Train Station
- Two on-site generators
- 7 mega watts of power to the site
- 1249 parking spaces (3 per 1,000 sf)
- Tax Parcel 08-00-05734-00-9
- Fully wet sprinklered system with new pump installed 2019
- On-Site KinderCare Daycare
- On-Site Common Grab N' Go Café
- Zoned LI: Limited flex/office District in Hatboro Borough

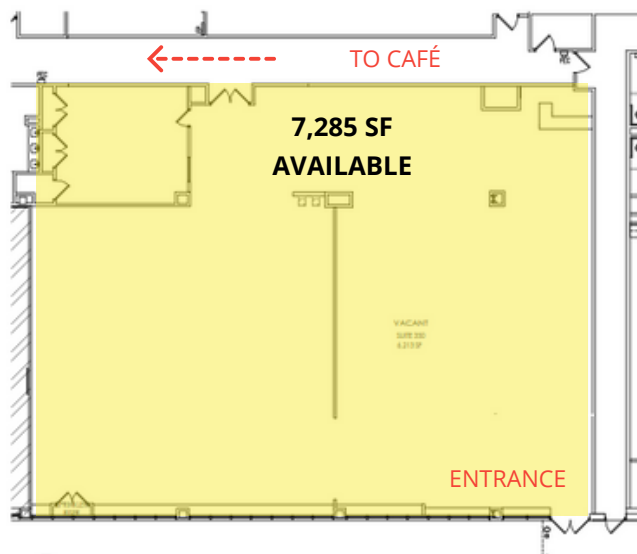
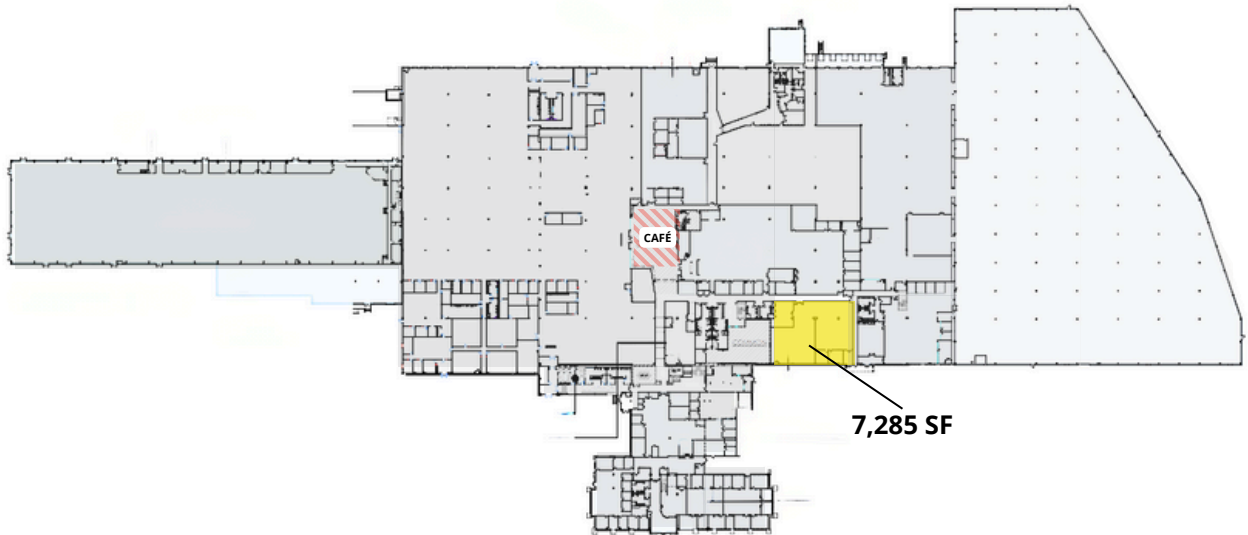
SUITE HIGHLIGHTS



- Private entrance from parking lot with ample spaces available
- Signage opportunity above entrance
- Versatile flex and office space
- Easy access to Grab N' Go Café



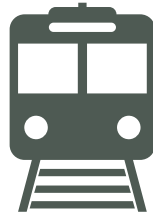
FLOOR PLAN



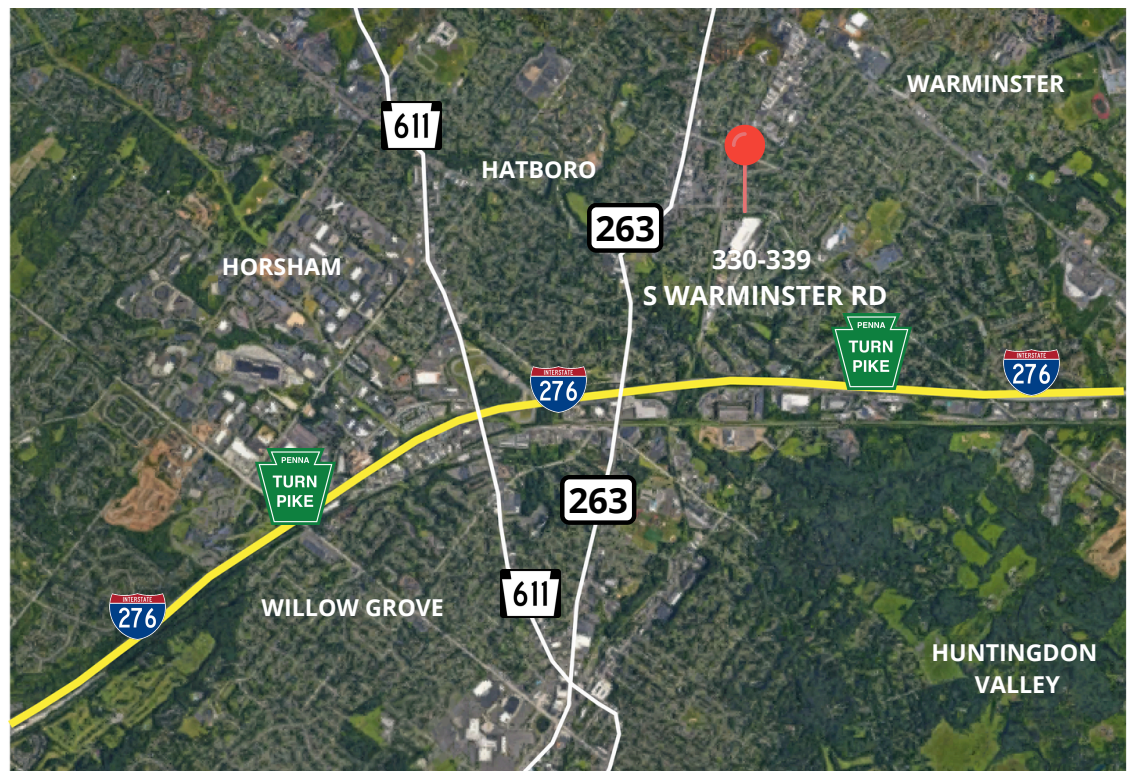


LOCATION

- The property is located at the intersection of Byberry and S Warminster Roads
- Approximately 1.75 miles from the Willow Grove exit of the Pennsylvania Turnpike.
- Additional access by Easton Rd (611), County Line Rd, Street Rd and York Rd.
- Located in close proximity to ample restaurants, shops and local amenities
- Trenton Mercer Airport 22.6 mi | Philadelphia International Airport 28.1 mi

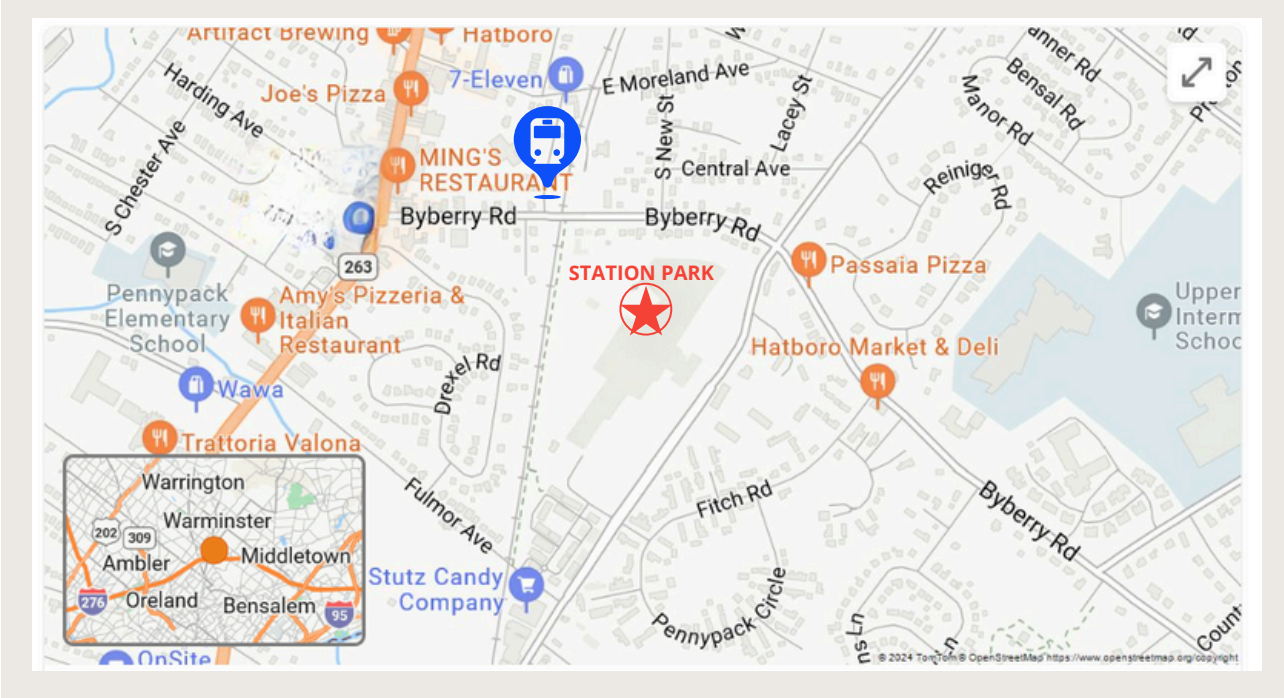


HATBORO TRAIN STATION
LOCATED CATTY CORNER
TO THE REAR OF THE SITE





NEARBY AMENITIES



SUITE PHOTOS

