



130 PENN AM DRIVE, QUAKERTOWN, PENNSYLVANIA 18951



INVESTOR OPPORTUNITY

47,445 square feet of warehouse situated on a 4.18 acre site in Quakertown, Bucks County, PA, with a zoning designation of "Planned Industrial, G-17 Flex."

This property was originally designed for a single occupant, though a condo plan was later filed allowing the building to be used by as many as 5 separate tenants. This is a great immediate opportunity for an investor, and a potential future opportunity for a user.

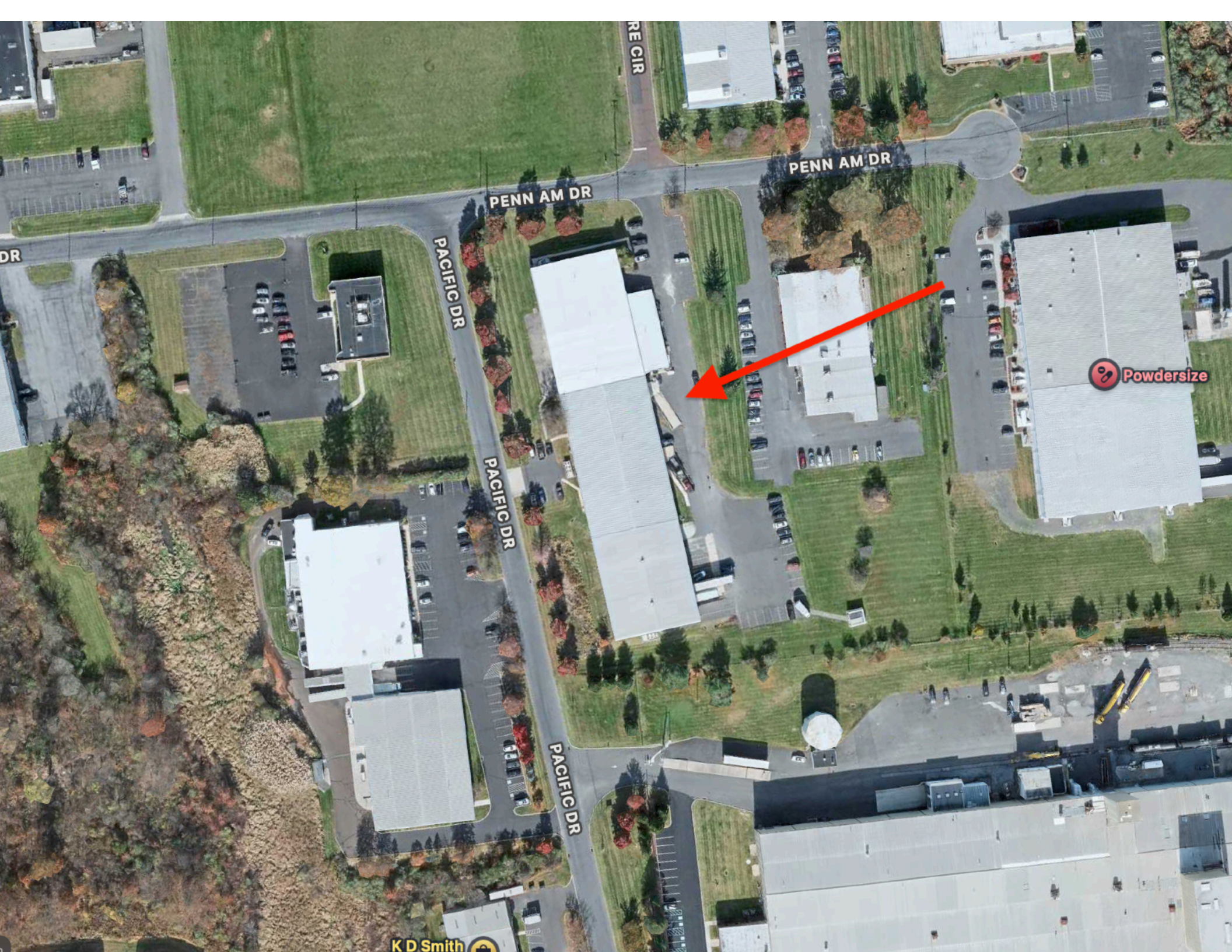
Presently 4 separate tenants occupy the 5 spaces. The anticipated net operating income for 2026 and 2027 averages \$358,700 per year, with 2028 net income projected to rise to \$426,710. There is approximately 10% of office space, and large 2nd floor mezzanines in two units. Three of the five sections have been extensively upgraded. The approximate unit sizes and lease expiration dates are as follows:

- Section 1: 12,045 square feet (leased until 12/31/26)
- Section 2: 6,000 square feet (leased until 5/31/26)
- Section 3: 8,700 square feet (leased until 10/31/28)
- Section 4: 8,700 square feet (leased until 10/31/28)*
- Section 5: 12,000 square feet (leased until 10/31/28)*

* Landlord or Tenant may terminate lease with 180 days written notice.

Please contact Jeff Hoffman at 215.540.0600 or jh124@icloud.com with any questions.

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| ◆ Planned industrial G-17 Flex zoning | ◆ Future upside potential |
| ◆ 47,445 square feet with 18-22' ceiling heights | ◆ Lease terms ending 5/31/26 to 10/31/28 |
| ◆ 4.18 acre site | ◆ Loading docks, drive-in doors, loading platforms |
| ◆ 41 striped parking spaces with more available | ◆ \$358,700 average anticipated NOI in 2026 & 2027 |
| ◆ Public water and sewer | ◆ \$426,710 anticipated NOI in 2028 |
| ◆ 600 amp, 3-phase electrical service | ◆ 2nd floor mezzanines in sections 1 & 4 |
| ◆ Close proximity to Routes 309, 663, and 476 | ◆ Phase 1 environmental reports on file |
| ◆ Ideal for investors with competitive cap rate | ◆ Well-established tenants in place |
| ◆ Approximately 10% of existing office space | ◆ Substantial upgrades in sections 3, 4, & 5 |
| ◆ 5 condo units with connecting overhead doors | ◆ Bordering both Delaware Valley and Lehigh Valley |
| ◆ Quiet, suburban location in the path of growth | ◆ 28 miles from the New Jersey border |
| ◆ 100% leased with varying expiration dates | ◆ Offered at \$4,981,725 (\$105 per square foot) |




PENN AM DR

PENN AM DR

PACIFIC DR

PACIFIC DR

PACIFIC DR

 Powdersize

K D Smith 



PENN AM DRIVE ENTRANCE SIDE



REAR FROM PACIFIC DRIVE



LOADING DOORS. DOCKS



LOADING DOORS. DOCKS



SECTION 1 MEZZANINE



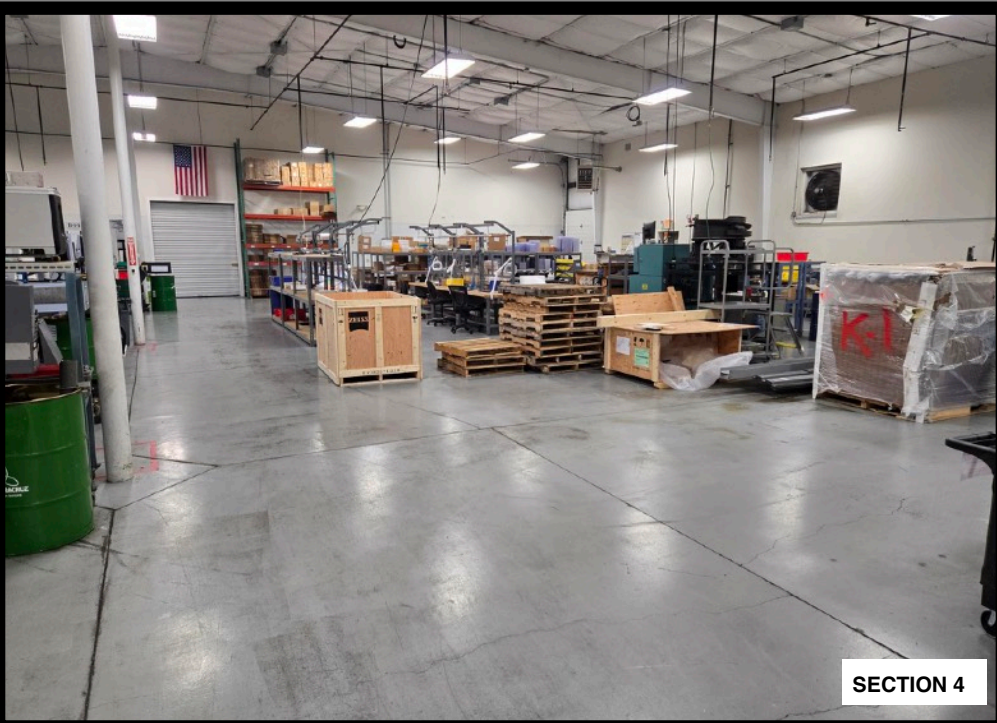
SECTION 1 WAREHOUSE



SECTION 2 WORK AREA

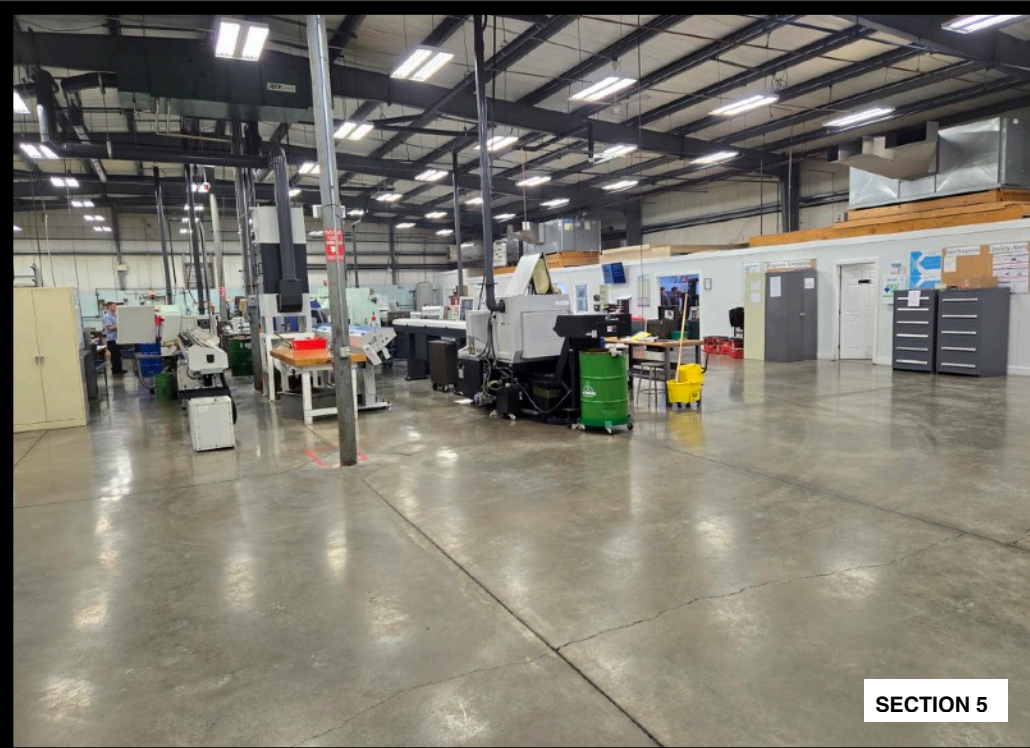


SECTION 2 LOADING AREA





SECTION 5



SECTION 5



SECTION 2 & 3 LOADING



SECTION 1 DRIVE-IN