

**2367 NORTH PENN ROAD
HATFIELD TOWNSHIP
MONTGOMERY COUNTY, PA**



<u>DESCRIPTION:</u>	Fully furnished second floor office space. Masonry and steel, part one (1) story and part two (2) story manufacturing and office/flex building
<u>TOTAL BUILDING SIZE:</u>	Total Building Area – 18,038 SF
<u>AVAILABLE AREA:</u>	Approximately 2,767 SF office space with dedicated staircase with outside entrance
<u>BUILDING AGE:</u>	Circa 2002
<u>LAND AREA:</u>	2.00 acres, more or less
<u>FLOORS:</u>	Carpet and tile floors
<u>EXTERIOR WALLS:</u>	Masonry and metal panels
<u>COLUMNS:</u>	Steel beam
<u>ROOF:</u>	Modified roof
<u>LIGHTING:</u>	Recessed florescent fixtures Pole mounted outside lighting

<u>HVAC:</u>	Combination gas fired heat and electric air-conditioning units
<u>ELECTRICAL SERVICE:</u>	400 amp by PPL
<u>SEWER SERVICE:</u>	Public by Hatfield Township Municipal Sewer Authority
<u>WATER SERVICE:</u>	Public by North Penn Water Authority
<u>GAS SERVICE:</u>	PECO Energy Company
<u>OFFICE AREA:</u>	The available space is fully furnished general purpose office space; seven (7) private offices; seven (7) cubicles; conference room; two (2) powder rooms each with ceramic tile floors, a toilet, sink, mirror, exhaust fan and floor drain; break area with cabinets, counter with sink and refrigerator; two (2) storage areas; two (2) dedicated separate staircases with outside access; janitorial closet with sink. Both carpet and ceramic tile floors, recessed fluorescent lighting, acoustical ceiling tiles, painted drywall partitions. Both Comcast and Verizon service available.
<u>PARKING:</u>	Macadam striped surface parking
<u>ZONING:</u>	LI – Light Industrial District in Hatfield Township
<u>RENTAL PRICE:</u>	\$18.00 SF Gross including the following: Water/Sewer Building Insurance Landscape/ Snow Removal Real Estate Taxes Security Monitoring
<u>FURNITURE LIST:</u>	(1) Conference Room Table (1) Sharp Aquos TV (6) Desk Chairs (6) Cubicles- Middle Area (1) Cubicle – Corner (6) Small File Cabinets (5) Desks (1) Desk with Return (1) Book Shelf (1) Whiteboards

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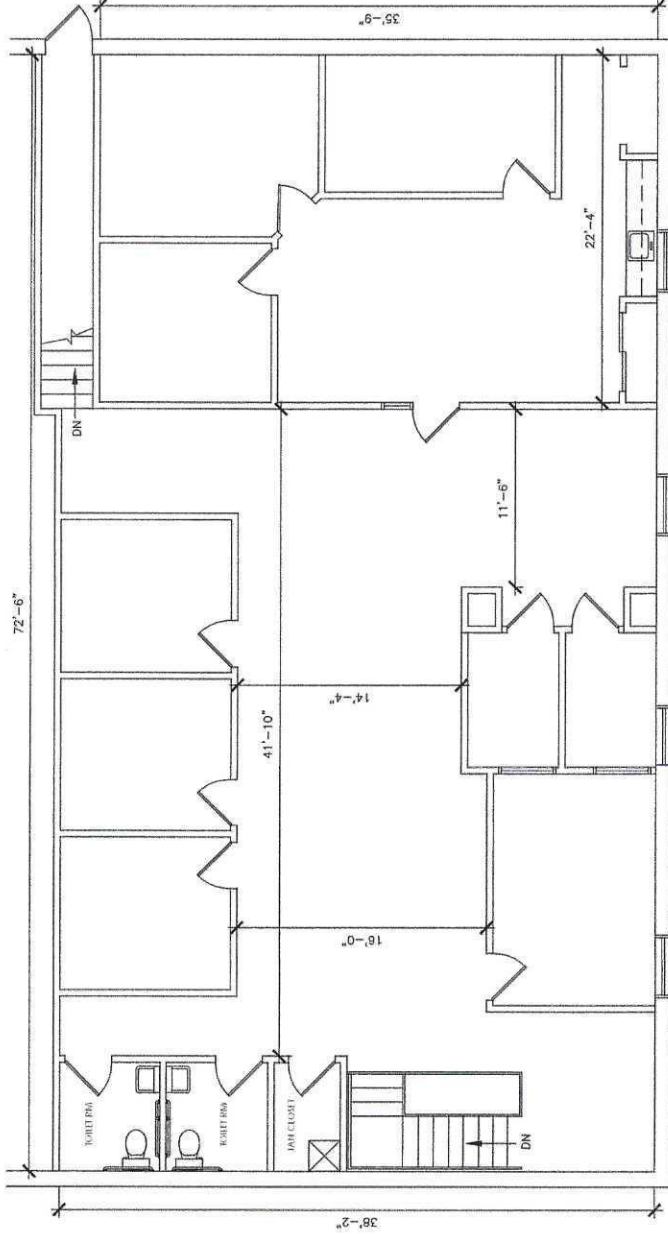


2ND Floor
 2367 North Penn Rd
 Hatfield, PA 19440

EXISTING
 CONDITIONS PLAN

Project Number:	24-00
Scale:	1/8" = 1'-0"
Drawn By:	JUG
Date:	05/14/24
Revision:	
Sheet No.	

EC-1



1 EXISTING CONDITIONS: 2ND FLOOR
 EC.1 SCALE: 1/8" = 1'-0"

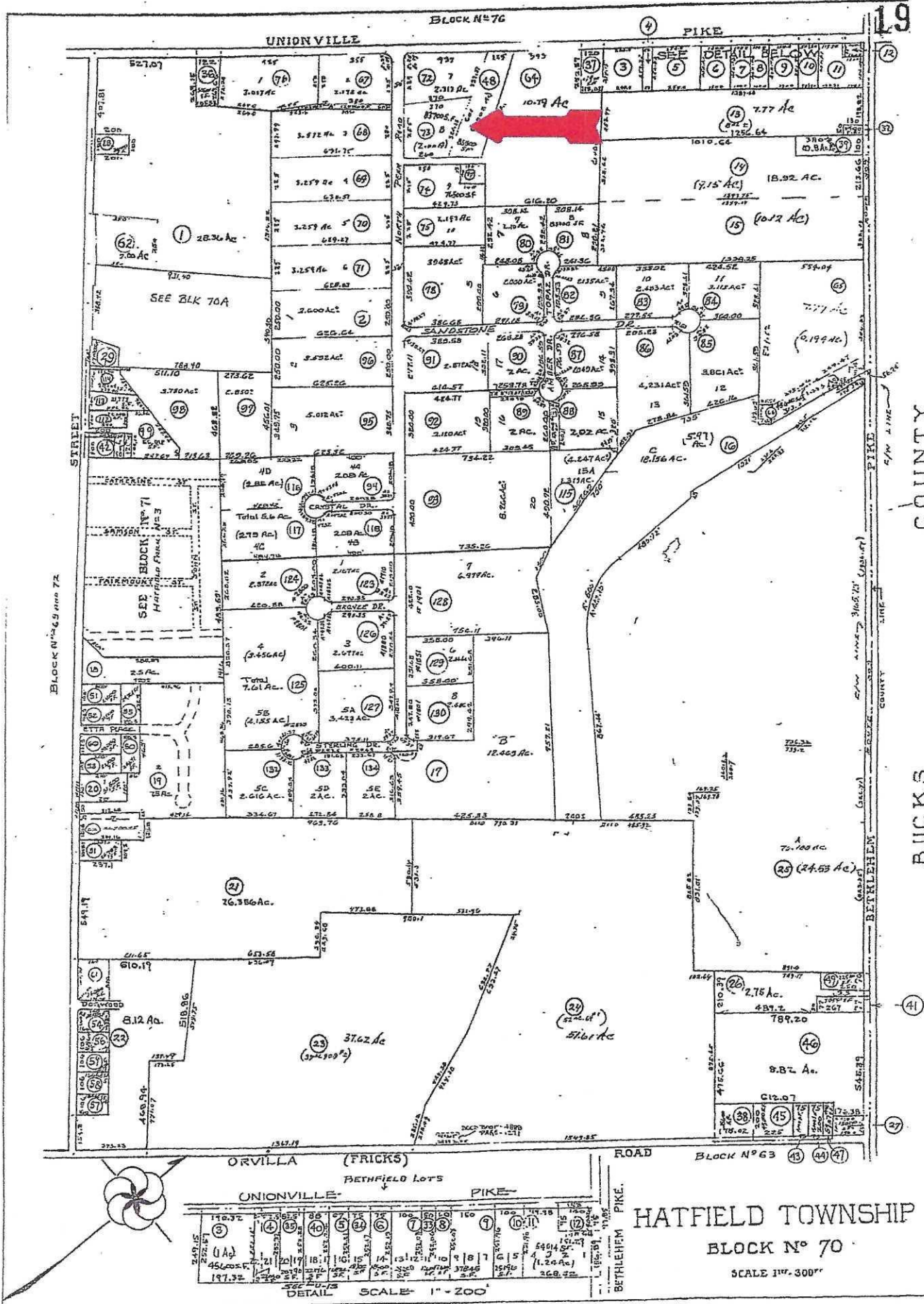
Space Square Footage: 2,767

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BLOCK NO 70

PIKE

19

UNIONVILLE

BLOCK N^o 69 AND 72

BUCKS COUNTY

BETHLEHEM COUNTY

ORVILLA (FRICKS) ROAD

BLOCK N^o 63

UNIONVILLE

PIKE

HATFIELD TOWNSHIP

BLOCK N^o 70

SCALE 1" = 200'

DETAIL SCALE 1" = 200'