

FOR SALE INDUSTRIAL BUILDING

8461 Easton Road, Ottsville, Bucks County, PA

OUTDOOR STORAGE

4,660± SF on 1.83± Acres



PENN'S GRANT REALTY
Corporation
COMMERCIAL INDUSTRIAL INVESTMENT
www.pgrealty.com

PRESENTED BY: Penn's Grant Realty Corporation - 2005 S Easton Rd, STE 306, Doylestown, PA

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PROPERTY SPECIFICATIONS

Lot Size: 1.83± Acres
Building Size: 4,660± SF
Office Area: 1,200± SF
Office Space: One (1) private office, full kitchen,
open work area with propane fireplace
Bathrooms: One (1)
HVAC Office: Forced Hot Air with Central Air
Warehouse Size: 3,460± SF
Bathrooms: One (1)
Warehouse Heating: Radiant Floor Heat (Water System)
Warehouse Ceilings Height: 17' Clear
Drive-In Doors: Four (4) - 12'x14'
Electric Power: 200 amps, Single phase, 220V
Floors: Reinforced Concrete Slab
Walls: Concrete Cinder Block
Roof (2011): Warehouse-Asphalt Shingle , Office-Metal
Year Built: 2011
Parking: Eight (8) Paved Spaces, Plus Gravel Yard for Trucks & Equipment
Water: Private - Well
Sewer: Private - 2,000 Gallon Holding Tank
Utilities: Met-Ed
Municipality: Nockamixon Township
Zoning: I - Industrial
Tax Parcels: 30-011-083
Real Estate Tax Assessment: \$45,750
Real Estate Taxes (2025): \$7,030
Sale Price: \$1,650,000



INVESTMENT HIGHLIGHTS

- Built in 2011-High-Quality Construction In Excellent Condition
- Turnkey Contractor Location with Office & Shop Space
- Industrial Outdoor Storage Area
- Located on Route 611 (Easton Rd) with Regional Connectivity
- Impervious Surface Coverage of 31,278± SF (50%)
- Unfinished Second Floor Above Warehouse with Potential for Office Expansion

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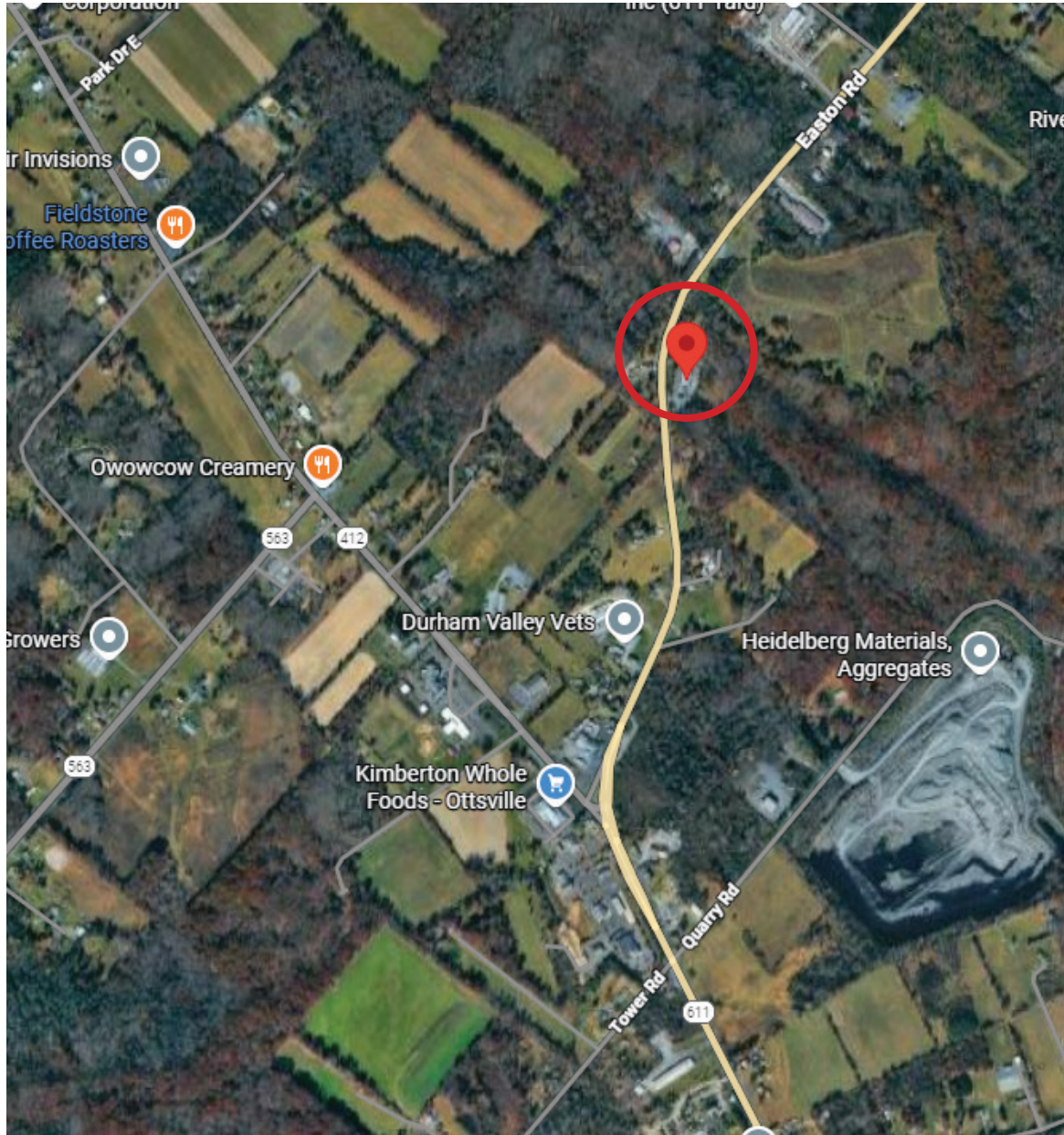
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Drive Times To Surrounding Areas

I-78	20 Minutes
Quakertown, PA	20 Minutes
Doylestown, PA	20 Minutes
Easton, PA	30 Minutes
Bethlehem, PA	30 Minutes
I-476	40 Minutes
I-276	40 Minutes
Allentown, PA	45 Minutes
Trenton, NJ	55 Minutes
Philadelphia, PA	1 Hour
Newark, NJ	1 Hour 15 Minutes
New York City	1 Hour 30 Minutes
Wilmington, DE	1 Hour 30 Minutes

Industrial Zoning Permitted Uses

- Manufacturing
- Research
- Warehouse
- Contractor Services
- Food Processing
- Truck Terminal
- Heavy Equipment & Sales
- Outside Storage
- Mini-warehouse
- Automotive Body Repair & Paint Shop
- Building Material Sales
- Private, Public, Nonprofit Recreation Facility
- Private, Public Shooting Range
- Private Club
- Commercial School
- Municipal Building
- Medical Office
- Office
- Day Care Service
- Veterinary Office or Clinic
- Non-Commercial Kennel
- Agricultural & Horticultural
- Agricultural Support Services & Retail
- Riding Academy/Boarding Stable
- Forestry

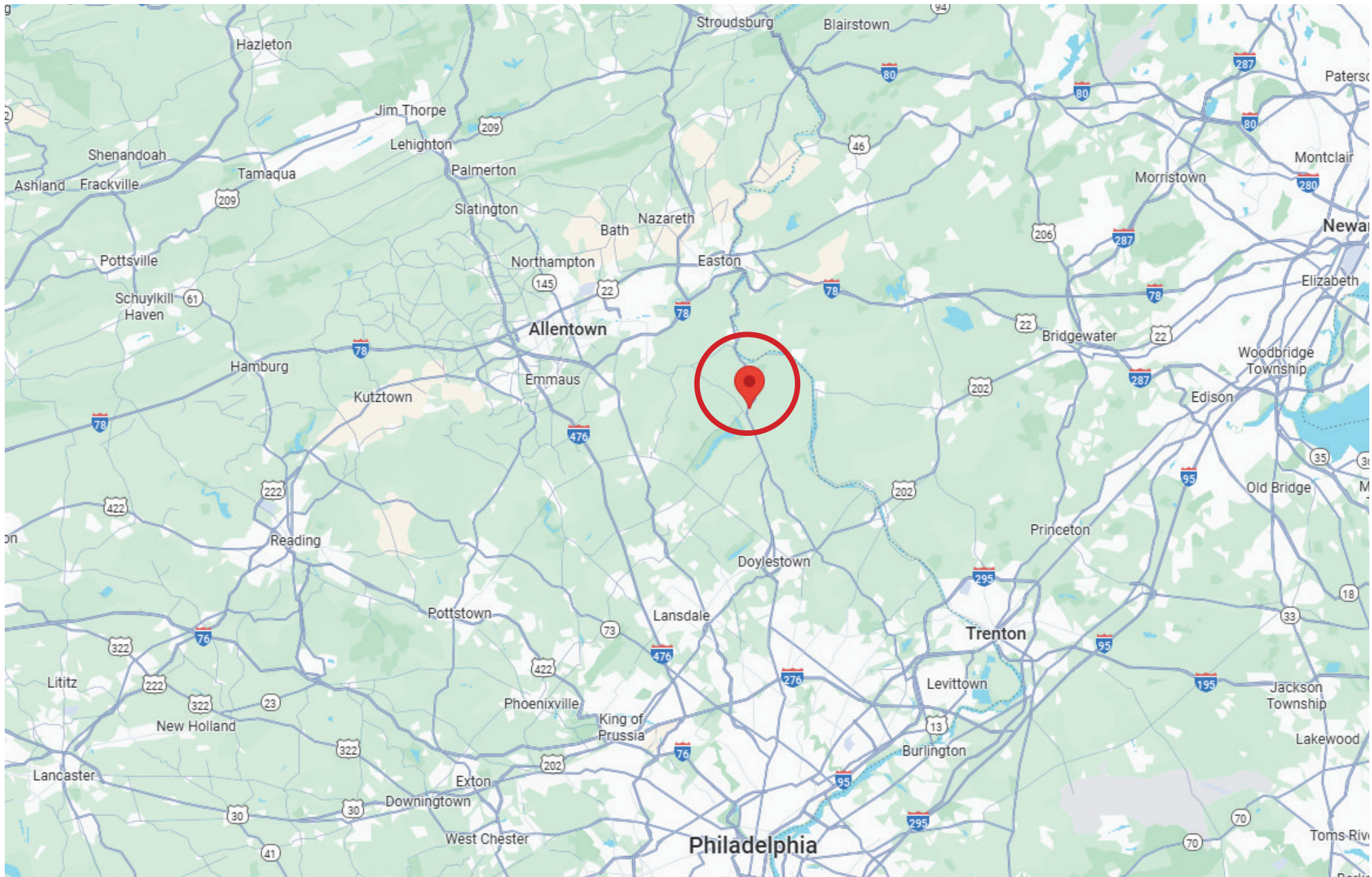
Conditional Uses

- Repair Shop
- Light Equipment & Sales
- Service Station
- Commercial Kennel
- Utility Operating Facility
- Emergency Services
- Fuel Storage & Distribution
- Solid Waste Facility
- Junk Yard
- Temporary Structures & Vehicles

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