



INDUSTRIAL FLEX SPACE

352 GODSHALL DR HARLEYSVILLE, PENNSYLVANIA, 19438

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PROPERTY INFORMATION

877-272-7871 www.closetparts.com

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INVESTMENT OVERVIEW



PROPERTY DESCRIPTION

SCOPE Commercial Real Estate Services is pleased to present a 6,050 SF industrial/flex space for lease at 352 Godshall Drive in Harleysville, PA. This well-maintained property offers excellent visibility and accessibility from major routes, including the Lansdale Interchange of the PA Turnpike. Situated at the signalized corner of Route 63 (Main Street) and Godshall Drive, the space is ideal for distribution, light manufacturing, or service-oriented users seeking a highly functional layout. The property features two dock doors, a 16-foot clear ceiling height, and ample room for truck maneuvering.

PROPERTY HIGHLIGHTS

- Flexible 6,050 SF Industrial/Flex Suite: Ideal for tenants seeking a clean, functional layout suited for distribution, light manufacturing, or service-based operations.
- Prime Harleysville Location: Strategically positioned at the signalized intersection of Route 63 (Main Street) and Godshall Drive, providing excellent visibility and access.
- Efficient Loading Capabilities: Equipped with two (2) 9'x9' dock doors and generous truck maneuvering areas.
- Strong Regional Connectivity: Only 5 miles from the PA Turnpike Northeast Extension (I-476) via the Lansdale Interchange, with proximity to Routes 113, 73, and U.S. 202.

OFFERING SUMMARY

Lease Rate:	\$16.00/SF
Unit Size:	6,050 SF
Dock Doors:	(2) 9x9
Ceiling Height:	16'
Office Space:	23x19

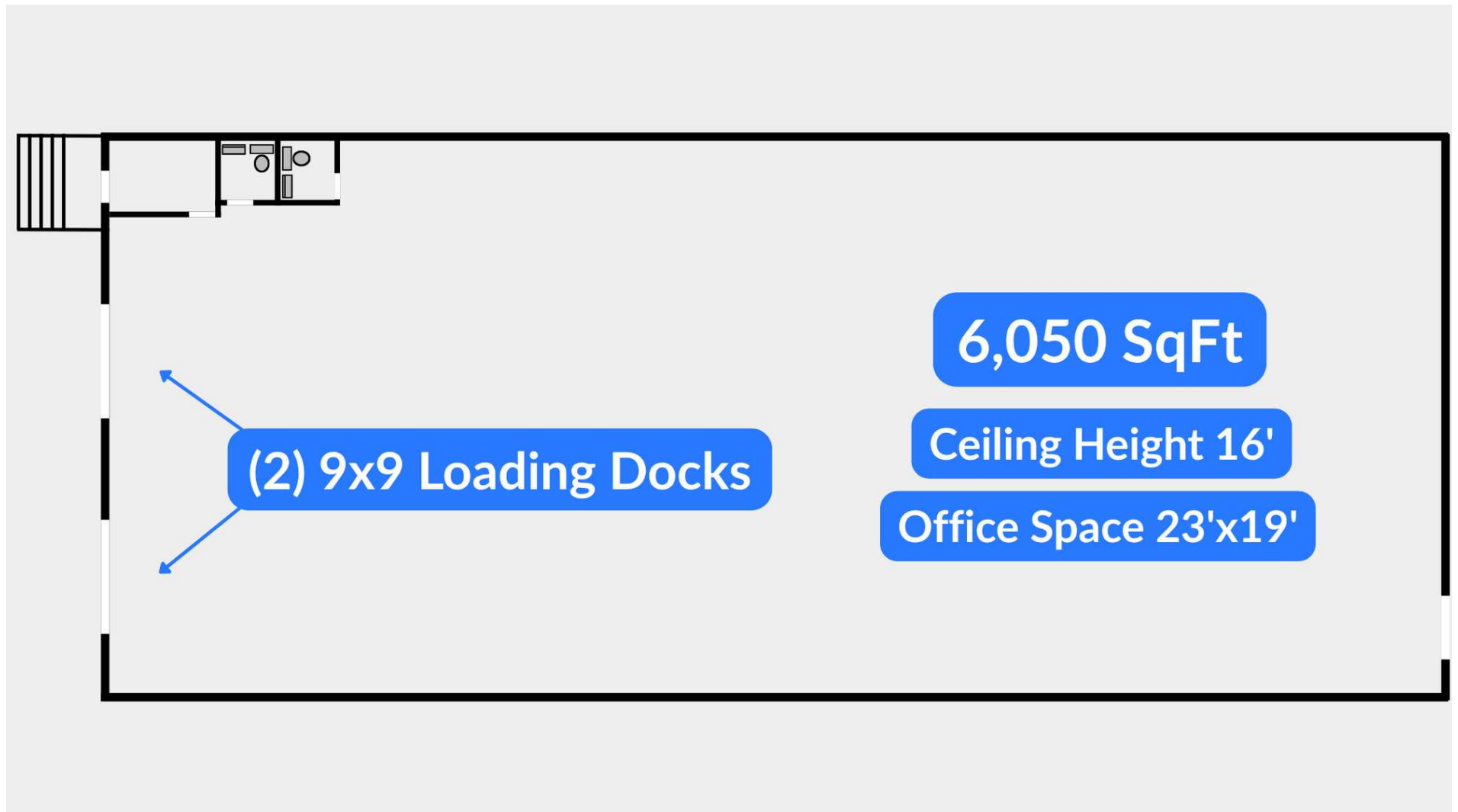
DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
Total Households	6,344	46,538	163,779
Total Population	16,261	123,434	435,252
Average HH Income	\$160,128	\$148,566	\$151,219

PROPERTY PHOTOS



PROPERTY PHOTOS





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ACCESSIBILITY



Highways & Interstates

- Direct access to Route 63 (Main Street) at Godshall Drive.
- 5 miles to I-476 (Pennsylvania Turnpike Northeast Extension) via the Lansdale Interchange (currently undergoing a \$200M upgrade).
- Easy connectivity to Route 113, Route 73, and U.S. 202, linking Harleysville to King of Prussia, Lansdale, and surrounding suburban markets.



Airports:

- Lehigh Valley International (ABE): 51-min drive | 38.9 mi
- Philadelphia International (PHL): 52-min drive | 37.9 mi



Rail & Transit

- Lansdale Station (SEPTA): 11-min drive | 6.3 mi
- North Wales Station (SEPTA): 10-min drive | 6.2 mi
- Pennbrook Station (SEPTA): 11-min drive | 6.3 mi
- 9th Street Lansdale Station (SEPTA): 12-min drive | 6.9 mi
- Fortuna Station (SEPTA): 13-min drive | 7.5 mi



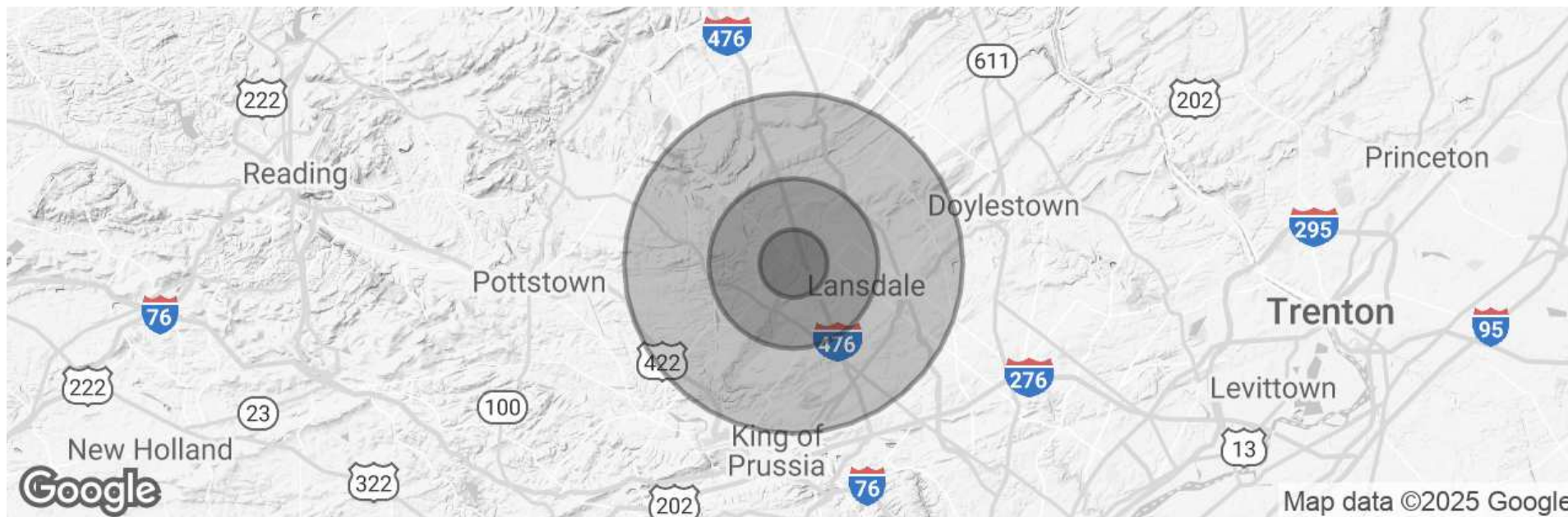
Ports:

- Port of Philadelphia: 44-min drive | 27.6 mi

AERIAL MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	2 MILES	5 MILES	10 MILES
Total Population	16,261	123,434	435,252
Average Age	44	44	43
Average Age (Male)	43	42	42
Average Age (Female)	46	44	44
HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	6,344	46,538	163,779
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$160,128	\$148,566	\$151,219
Average House Value	\$465,970	\$452,661	\$459,493

REGIONAL MAP

