

STATION PARK



94,606 RSF INDUSTRIAL SPACE
UNIT SIZES FROM 40,000 - 94,606 RSF
AVAILABLE FOR LEASE

330-339 S WARMINSTER RD

HATBORO, PA 19040



**The
Flynn
Company**

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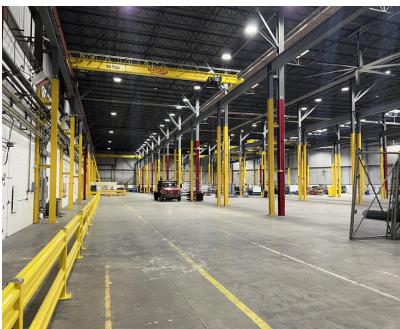
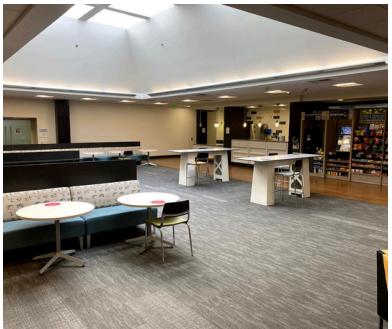


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PROPERTY HIGHLIGHTS



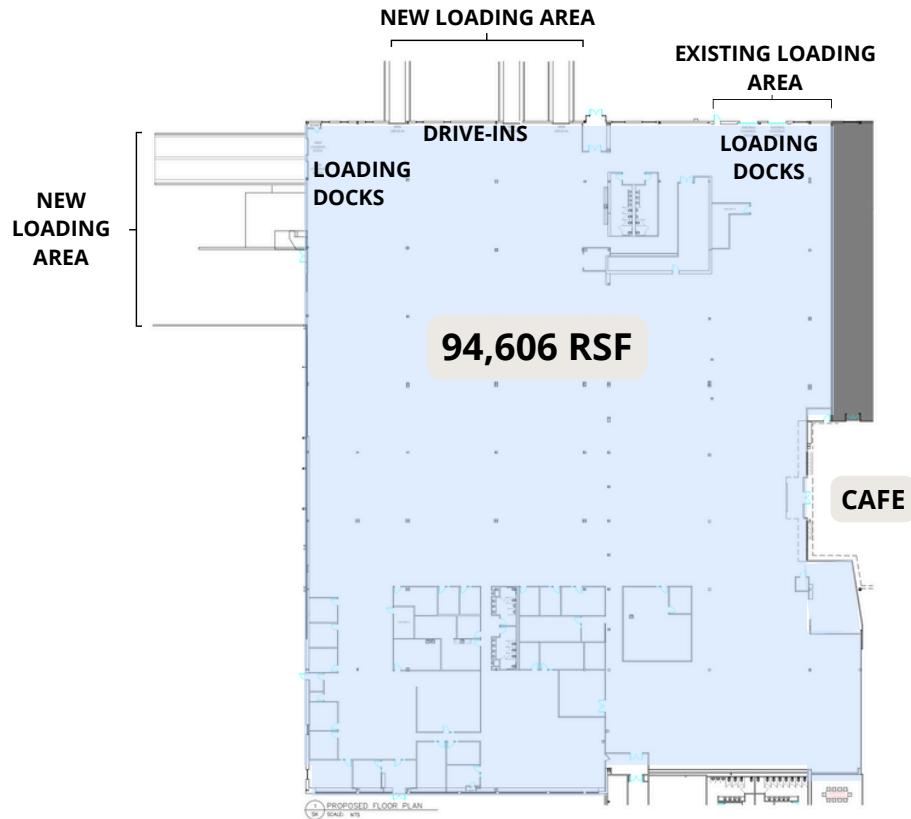
- 412,454 SF multi-tenant complex on 29.47 acres
- Flex Industrial Building Located catty corner to the SEPTA Hatboro Train Station
- Zoned LI: Limited Industrial District in Hatboro Borough
- Tax Parcel 08-00-05734-00-9
- 7 Mega Watts of Power to the site
- Fully wet sprinklered system with a new pump installed in 2019
- Two on-Site Generators
- 1249 Parking Spaces (3 per 1,000 SF parking ratio)
- On-Site Common Grab N' Go Café
- On-Site KinderCare Daycare

UNIT HIGHLIGHTS

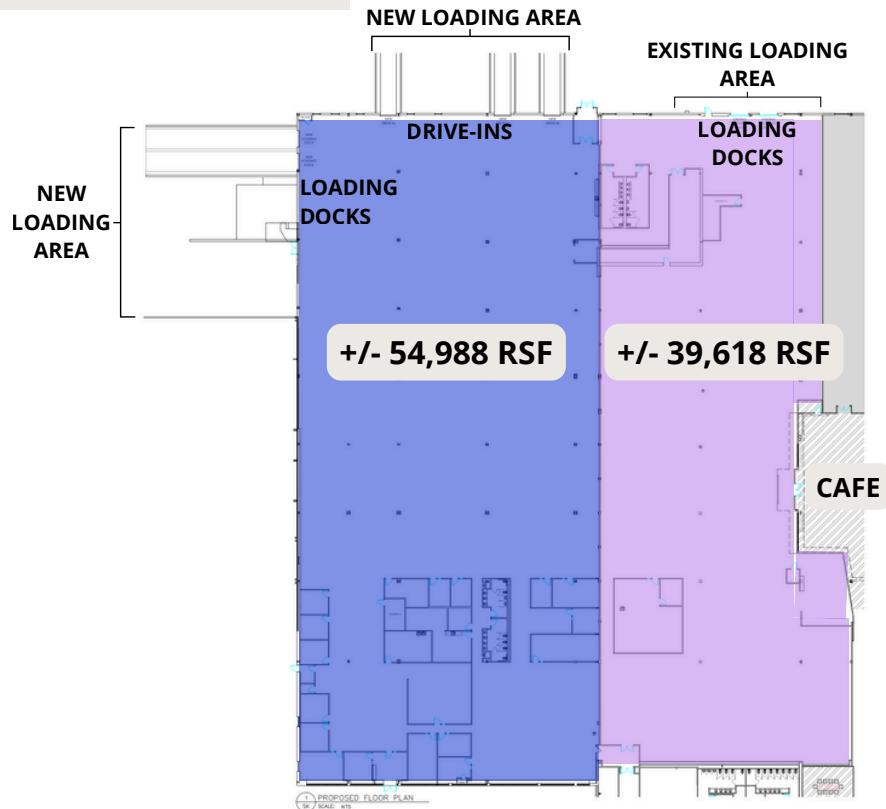
- Total SF - 94,606 RSF
- Unit can be demised into smaller sections:
 - Suite 304A - +/- 39,618 RSF
 - Suite 340B - +/- 54,988 RSF
- Private entrance from parking lot
- Large private offices & conference rooms
- Private restrooms
- 18 ft. clear
- Fully Conditioned space
- Electric- 3 phase power: 1200 amps (+) available
- 1 Drive-in door and 2 loading docks currently
- Up to 2 loading docks and 3 drive-in doors to be added (see plans on following page).
- Unit located next to common Grab N' Go Cafe.



FLOOR PLAN



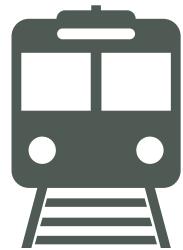
DEMISING PLAN



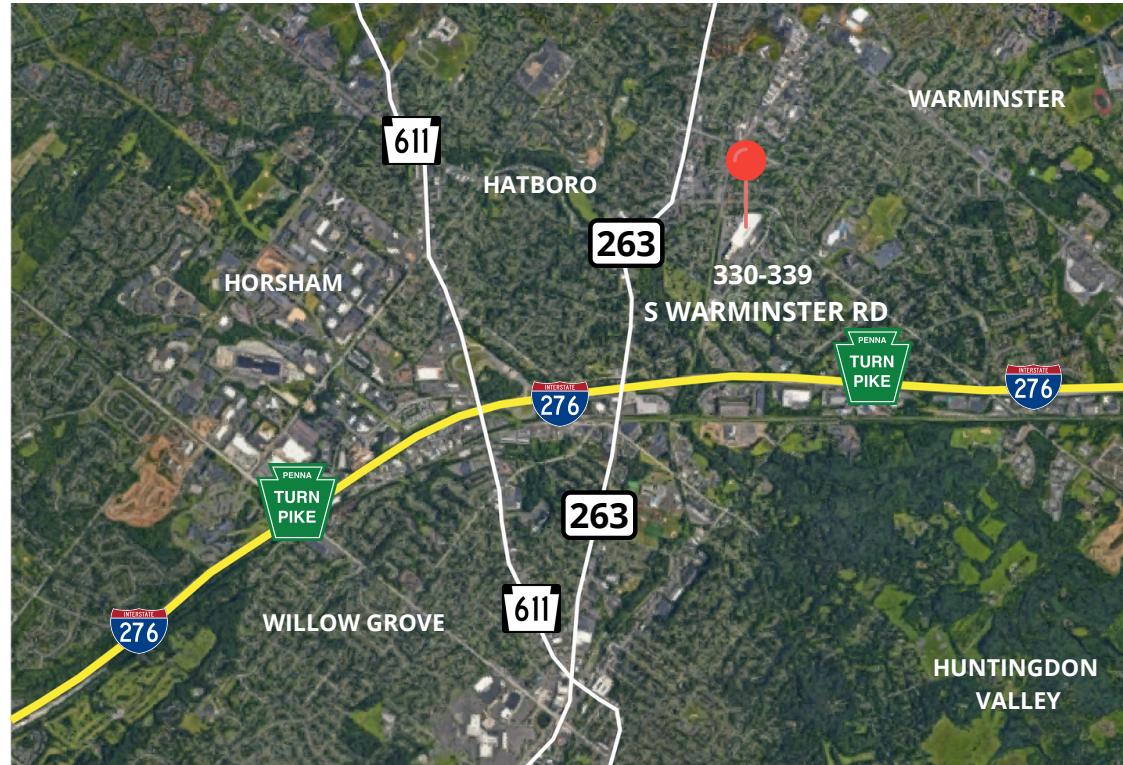


LOCATION

- 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 to the property is provided by Easton Road (611), County Line Road, Street Road and York Road.
- Located in close proximity to ample restaurants, shops and local amenities
- Trenton Mercer Airport 22.6 mi away | Philadelphia International Airport 28.1 mi away



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



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