

INDUSTRIAL PROPERTY

**FOR LEASE**



**NEW CONSTRUCTION INDUSTRIAL WAREHOUSE**

44 INDUSTRIAL DRIVE | NEW BRITAIN, PA



New Construction Industrial Warehouse space from 7,500 SF to 29,800 SF with 26 FT clear ceiling heights! Each 7,500 unit features 3 drive in doors, bathroom, propane heat, LED lighting. Located in New Britain PA with easy access to Routes 202, 611 & 309!

PRESENTED BY:

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Information deemed reliable, but not guaranteed and should be independently verified. Each office independently owned and operated.

NEW CONSTRUCTION INDUSTRIAL WAREHOUSE  
44 INDUSTRIAL DRIVE | NEW BRITAIN, PA



## PROPERTY SUMMERY & HIGHLIGHTS



### PROPERTY SUMMARY

Size	7,500-29,800 SF
Term	5-20 Years
Rental Rate	Upon Request
Space Use	Industrial
Condition	Shell Space
Construction	Metal
Zoning	LI - Light Industrial
Available	March 01 2025

### PROPERTY HIGHLIGHTS

- New Construction
- Negotiable Lease Rate
- Space Flexibility up to 29,800 SF
- Twelve (12) Drive-In Bays
- 26 FT Clear Ceiling Heights
- 42 Parking Spaces
- 2.44 Acres
- Easy access to Routes 202, 611 & 309
- Located in New Britain, Bucks County PA

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## PROPERTY FLOOR PLAN AND LOCATION MAP

