

FOR LEASE

# 1265 DEKALB PIKE

BLUE BELL, PA



**2,700 SF OFFICE AND 2 ACRE YARD**

IMMEDIATE HIGHWAY ACCESS | CONTRACTOR'S YARDS

**AVISON  
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# Property Overview

Positioned along highly traveled Dekalb Pike, this 2,700 SF contractor's yard offers a rare opportunity on ±2 acres in the heart of Blue Bell. The site is fully secured with a 6-foot gated fence and features an aggregate lot, making it ideal for contractors, outdoor storage, or service-based users. The property is equipped with an existing power submeter, providing immediate functionality for a variety of operational needs. With contractor's yard zoning and strong accessibility, 1265 Dekalb Pike presents a flexible and well-located asset in a highly desirable Montgomery County submarket.



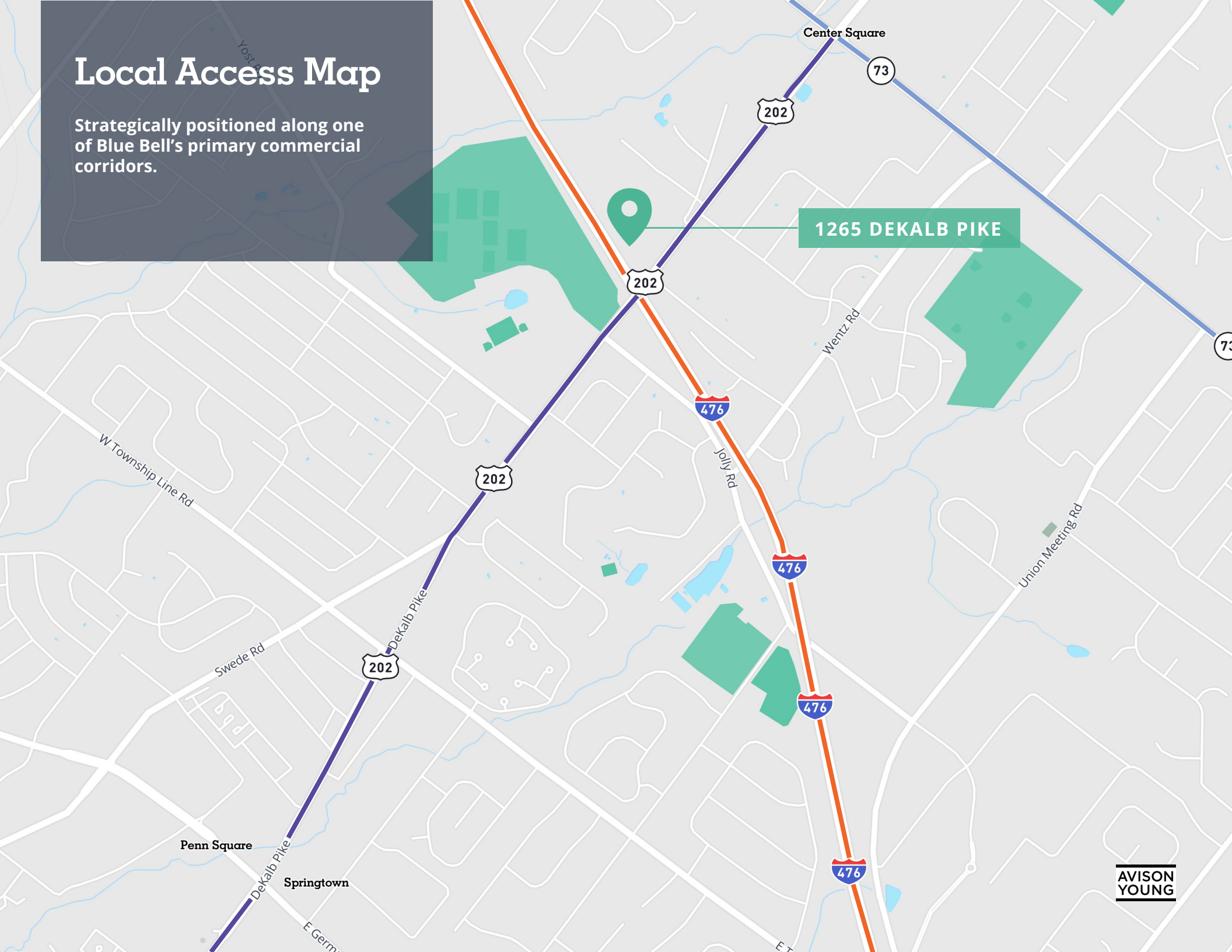
## BUILDING SPECS

<b>Address</b>	1265 Dekalb Pike, Blue Bell, PA
<b>Square Footage</b>	2,700 SF
<b>Acreage</b>	2 acres
<b>Security Features</b>	6 foot gated fence, power, aggregate lot
<b>Power</b>	Existing submeter to site
<b>Zoning</b>	Contractor's yard



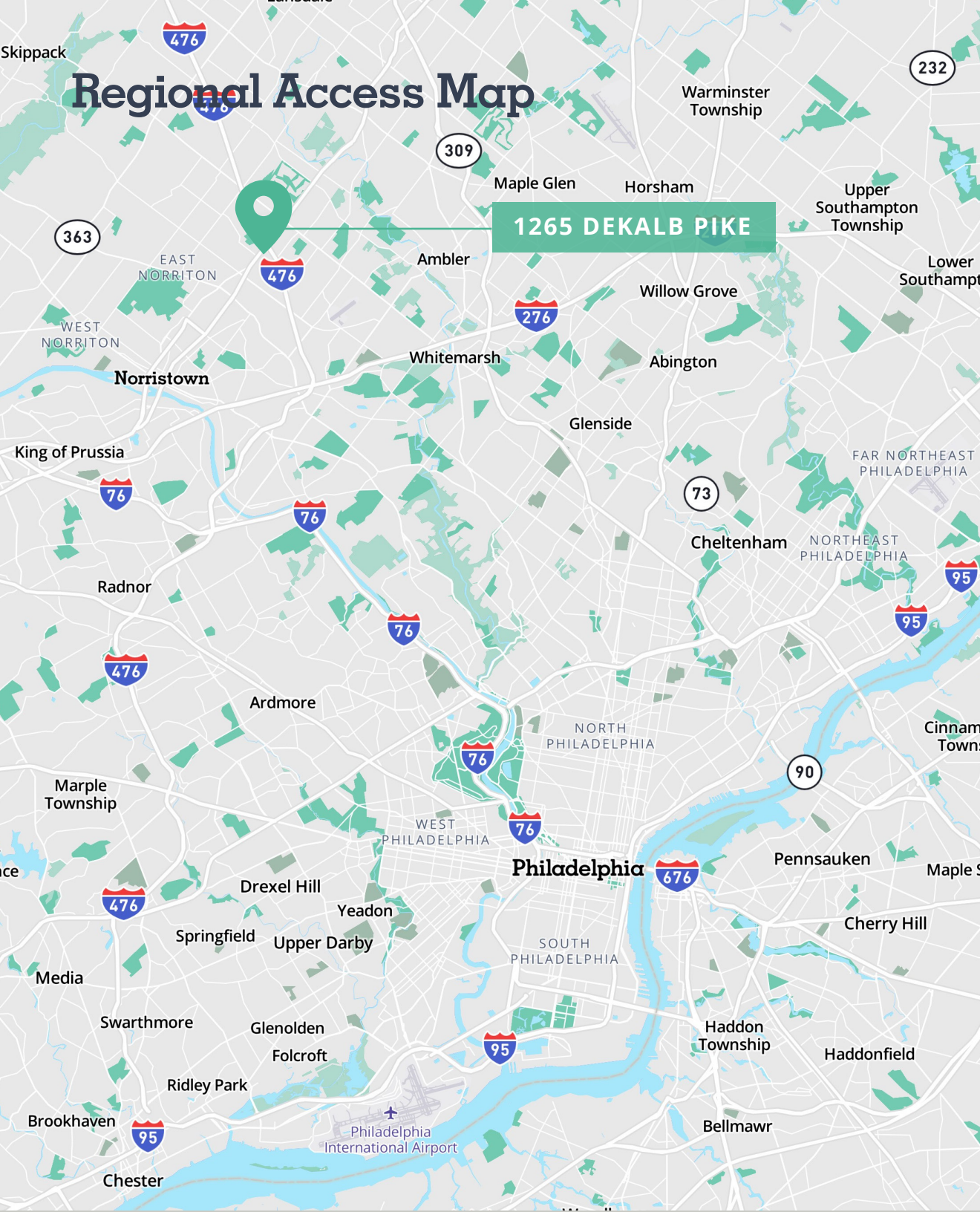
# Local Access Map

Strategically positioned along one of Blue Bell's primary commercial corridors.



1265 DEKALB PIKE

# Regional Access Map



## DRIVING DISTANCES

<b>I-476</b>	<b>3.5 MILES</b>	<b>8 MIN</b>
<b>I-276</b>	<b>4 MILES</b>	<b>5 MIN</b>
<b>I-76</b>	<b>5.8 MILES</b>	<b>12 MIN</b>
<b>I-95</b>	<b>20 MILES</b>	<b>30 MIN</b>

## DRIVING CITIES

<b>NORRISTOWN, PA</b>	<b>5 MIN</b>
<b>PHILADELPHIA, PA</b>	<b>1 HR 7 MIN</b>
<b>CHERRY HILL, NJ</b>	<b>1 HR 15 MIN</b>





# 1265

## DEKALB PIKE

BLUE BELL, PA

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