

RENT

Office: \$12.95 PSF
Warehouse: Pricing
coming soon

SIZE

Currently Available Space
Office: 1,500 SF
Available Soon
Warehouse: 3,000 SF

ZONING

Light Industrial



A FLEXIBLE BASE FOR YOUR BUSINESS OPERATIONS

This **Light Industrial** zoned property at 4440 Township Line Road offers a practical, well-located solution for businesses that need more than just four walls. Lease the office space, the warehouse, or both.

Whether you're running a crew out the door every morning, managing dispatch and storage under one roof, or simply need a professional address with room to operate, this property delivers without the overhead of a larger commitment.

Office Space — 1,500 SF (2nd Floor; Stair Access) Clean and functional space suited for administrative operations, service coordination, estimating, or client-facing use. An affordable entry point for small professional or trade-based businesses looking to establish or right-size their footprint in Montgomery County.

Warehouse Space — 3,000 SF (Available Soon) Built for working businesses. Featuring multiple drive-in doors, this space is well-suited for equipment storage, vehicle maintenance, materials staging, or light distribution. Light Industrial zoning supports a broad range of permitted uses (contact us / Skippack Township to confirm specifically allowed uses). Additional specifications coming soon.

THIS PROPERTY WORKS ESPECIALLY WELL FOR:

- General contractors
- HVAC, plumbing, electrical, and specialty trades
- Low-voltage or telecom contractors
- Landscape or hardscape companies
- Small distribution businesses
- Service companies requiring dispatch paired with storage

LOCATION

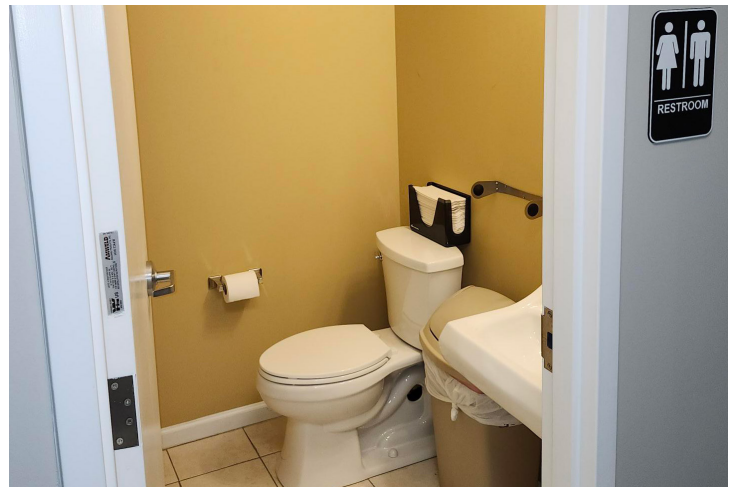
Situated near Skippack with convenient access to local retail, restaurants, and services. Quick connectivity to the Lansdale Interchange of the PA Turnpike puts you within easy reach of the broader Montgomery County market and the regional road network — a strong advantage for businesses with mobile crews or frequent deliveries.

PRESENTED BY

James R. Wrigley
215-519-2290 (m) | 215-855-5100 (o)
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OFFICE & WAREHOUSE SPACE FOR LEASE

4440 Township Line Road, Harleysville, PA 19473



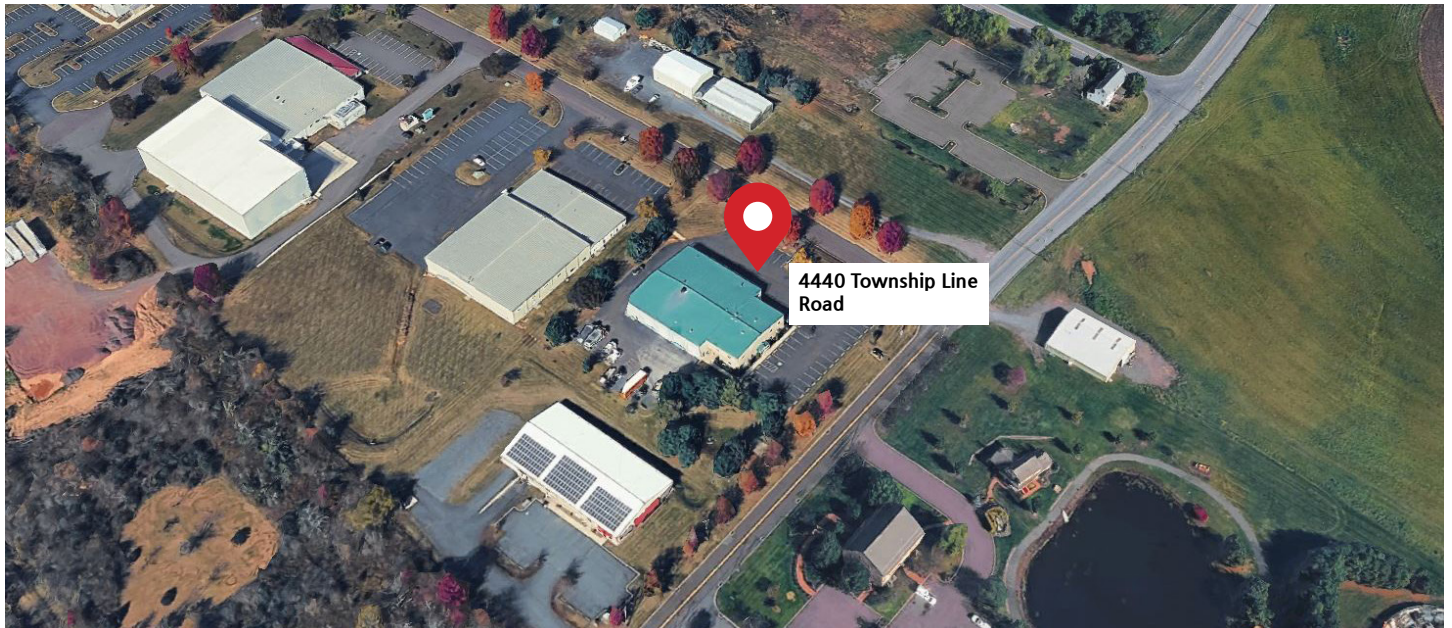
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