

# 2750 MORRIS ROAD

## LANSDALE, PA

AVAILABLE  
IMMEDIATELY



EXCLUSIVELY REPRESENTED  
BY THE FLYNN COMPANY

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## 112,973 SF WAREHOUSE SPACE AVAILABLE FOR LEASE

### FEATURED HIGHLIGHTS

112,973 RSF AVAILABLE- DIVISIBLE

- 89,971 SF FIRST FLOOR WITH 10,544 SF OFFICE SPACE
- AVAILABLE 23,002 SF 2ND FLOOR MEZZANINE

CLIMATE CONTROLLED WAREHOUSE

4 DOCK DOORS

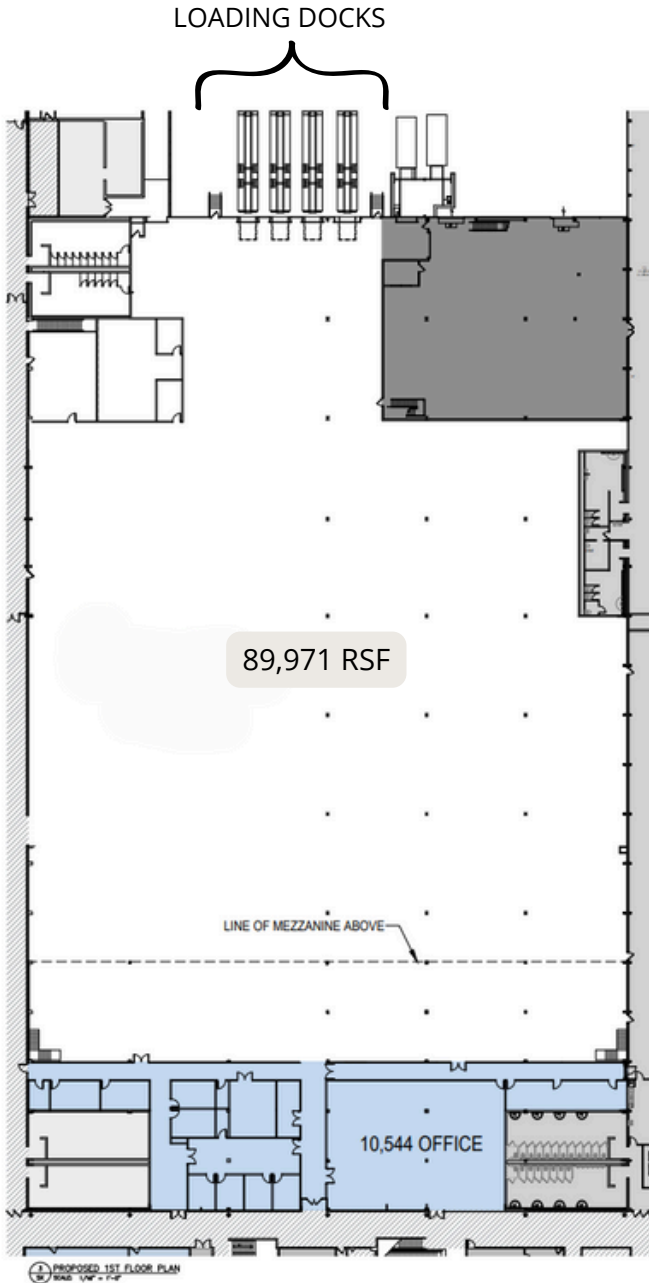
CLEAR HEIGHT: 20'

COLUMN SPACING: 40' X 40'

DEMISING OPTIONS ON FOLLOWING PAGES

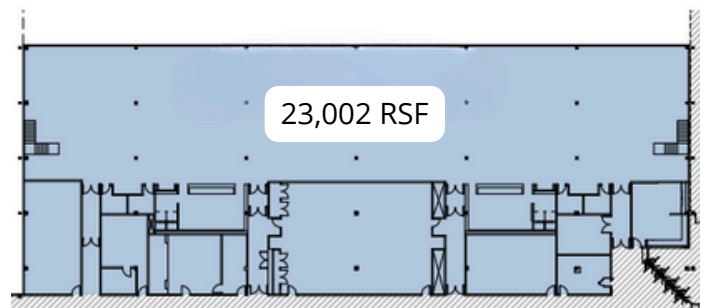
# FLOOR PLAN- EXISTING CONDITIONS

**89,971 - 112,973 SF AVAILABLE**



*Current floorplan for the first floor consists of 89,971 SF, including 10,544 SF office space. Optional additional 23,002 SF space can be made available for flex use on second floor above, for storage or bonus work space.*

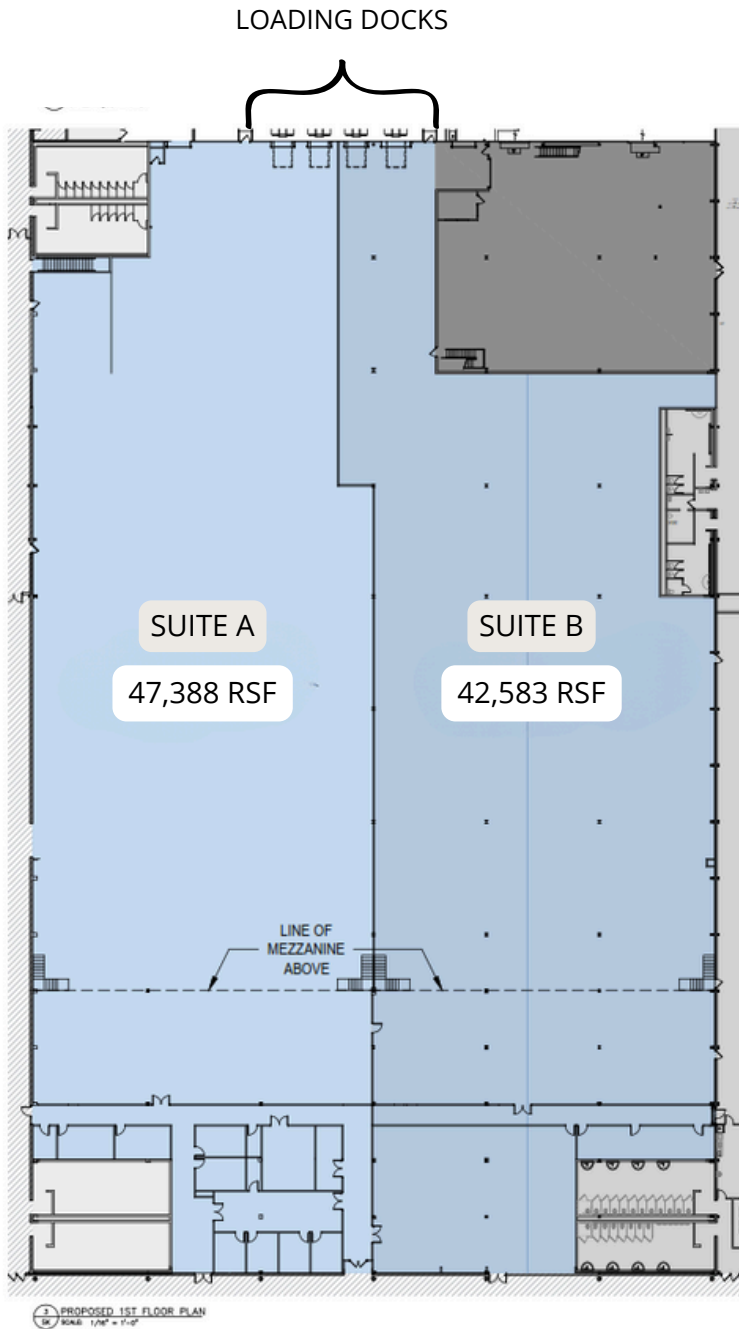
*See following page for additional demising options.*



**OPTIONAL MEZZANINE/  
STORAGE**

# OPTIONAL DEMISING PLAN

First floor can be demised into two suites, each with two loading docks. In addition, second floor mezzanine space can be made available above each suite for added storage or work space



SUITE A

1ST FLOOR- 47,388 SF

OPTIONAL 2ND FLOOR- 11,762 SF

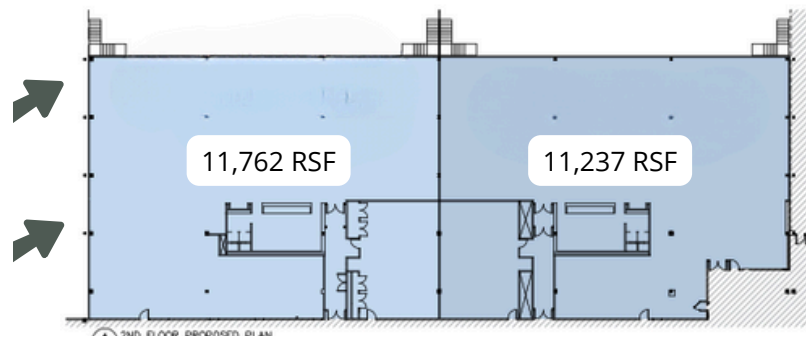
TOTAL AVAILABLE SUITE A- 59,150 SF

SUITE B

1ST FLOOR- 42,583 SF

OPTIONAL 2ND FLOOR- 11,237 SF

TOTAL AVAILABLE SUITE B - 53,820 SF



OPTIONAL MEZZANINE/  
STORAGE

PROPERTY PHOTOS



## LOCATION



- LOCATED ONLY 4 MILES TO LANSDALE INTERCHANGE OF I-476 (VIA S VALLEY FORGE ROAD & SUMNEYTOWN PIKE)
- APPROXIMATELY 7 MILES TO I-276 (VIA MORRIS ROAD)
- SITUATED ON 84 BEAUTIFULLY LANDSCAPED ACRES WITH VISIBILITY ON ITS 1,725 FEET OF FRONTAGE OF THE PENNSYLVANIA TURNPIKE
- IMMEDIATE ACCESS TO ROUTES 202, 363 & 309
- THE PROPERTY IS LOCATED NEAR A VARIETY OF SHOPS, SERVICES, AND DINING OPTIONS
- DISTANCE TO TOWN CENTERS:
  - DOWNTOWN LANSDALE | 3.3 MILES
  - PLYMOUTH MEETING AREA | 9.6 MILES
  - DOWNTOWN PHILADELPHIA | 27 MILES

FOR MORE INFORMATION PLEASE CONTACT:

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