

FOR LEASE

1265 DEKALB PIKE

BLUE BELL, PA



2,000 SF OFFICE AND 2 ACRE YARD

IMMEDIATE HIGHWAY ACCESS | CONTRACTOR'S YARDS

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Property Overview

Positioned along highly traveled Dekalb Pike, this 2,000 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.



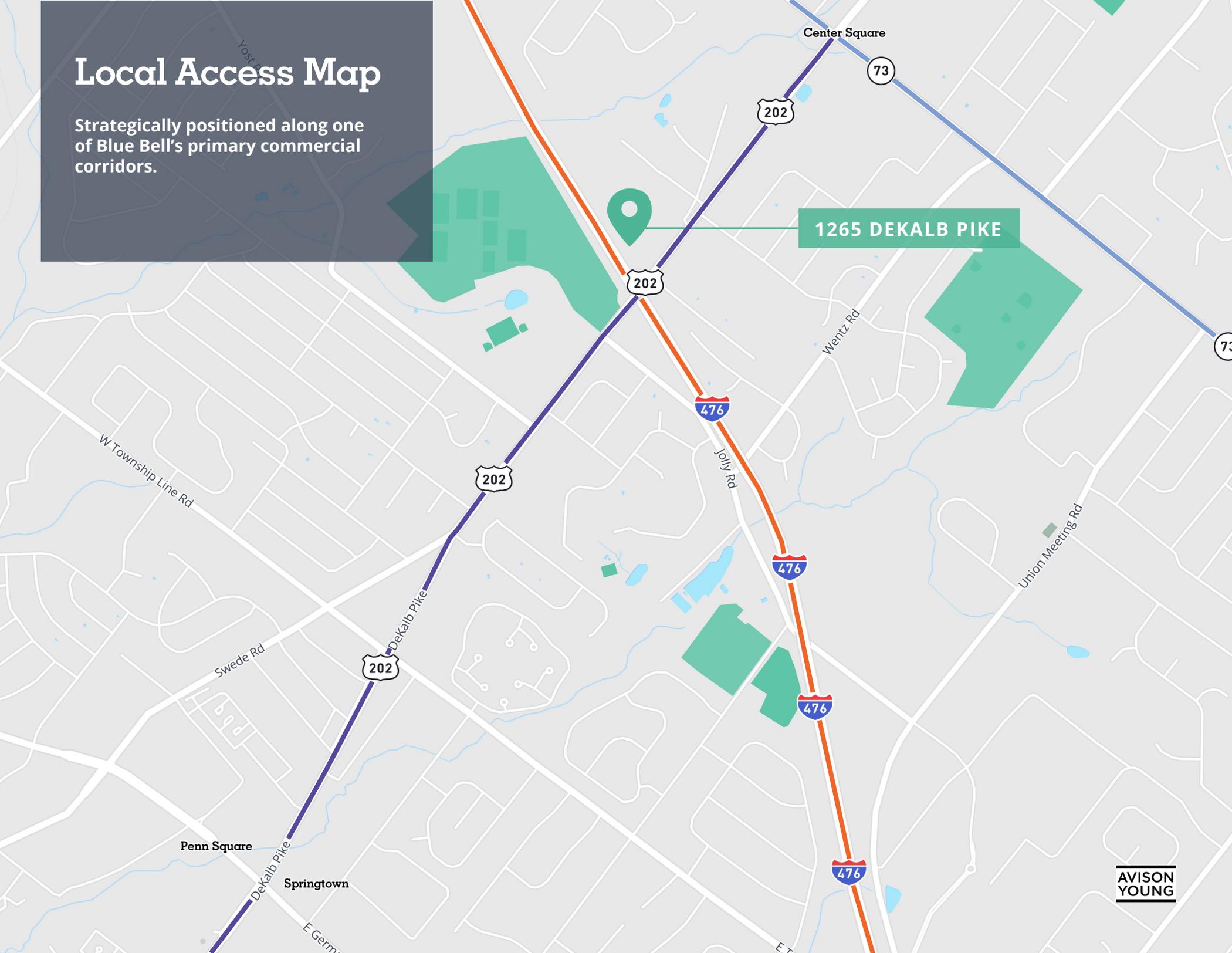
BUILDING SPECS

Address	1265 Dekalb Pike, Blue Bell, PA
Square Footage	2,000 SF
Acreage	2 acres
Security Features	6 foot gated fence, power, aggregate lot
Power	Existing submeter to site
Zoning	Contractor's yard



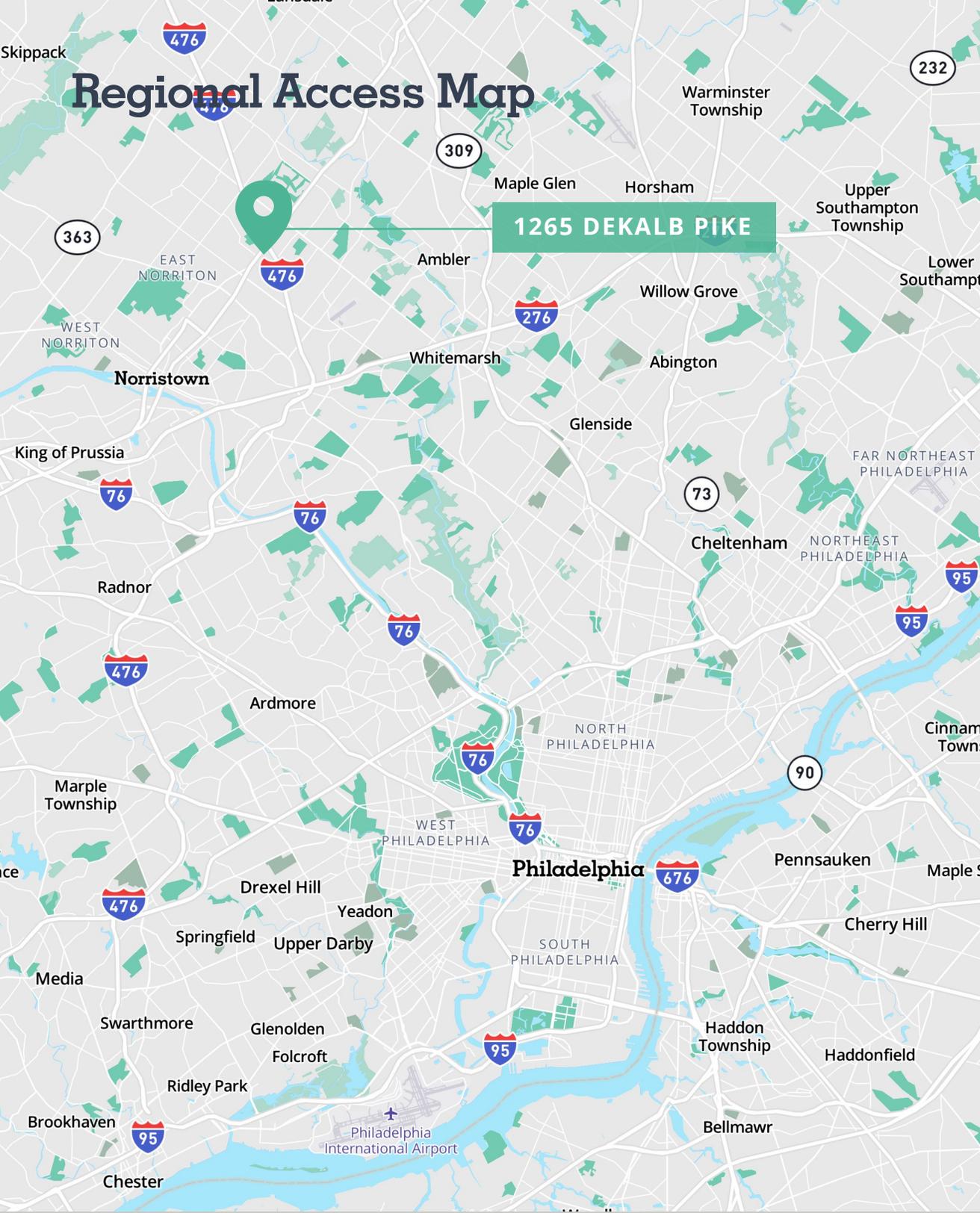
Local Access Map

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



1265 DEKALB PIKE

Regional Access Map



DRIVING DISTANCES

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

DRIVING CITIES

NORRISTOWN, PA	27 MIN
PHILADELPHIA, PA	1 HR 7 MIN
CHERRY HILL, NJ	1 HR 15 MIN





1265

DEKALB PIKE

BLUE BELL, PA

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