

Flex Building, Great Access To Rt 309 & I 78

4125 Independence Drive

Schnecksville, PA 18078



OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	14
Available SF:	2,100 - 11,400 SF
Lot Size:	2.9 Acres
Building Size:	28,950 SF

PROPERTY DESCRIPTION

28,950 SF flex building just off Rt 309. Available 11,400 sf space is currently fit out for lab use. 75' deep space with storefront glass and drive in doors in the rear. Divisible down to 2,100 sf.

LOCATION DESCRIPTION

Located in the Independence Business Park just north of Levans Rd off PA Route 309 in Schnecksville. Make a right at signaled intersection Presidential Drive. Left on Independence Drive. Approximately 5 miles to PA Route 22, I-78 and I-476 PA Turnpike.

PROPERTY HIGHLIGHTS

- Exterior entrance (No common areas)
- Dock Door
- Separate Utilities
- Low Taxes and Op Ex

Tom Skeans, CCIM

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	36 to 60 months
Total Space:	2,100 - 11,400 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suites 1-6	Available	2,100 - 11,400 SF	NNN	Negotiable	Flex space currently fit out for lab use. 75' deep space with storefront glass and drive in doors in the rear. Divisible down to 2,100 sf.

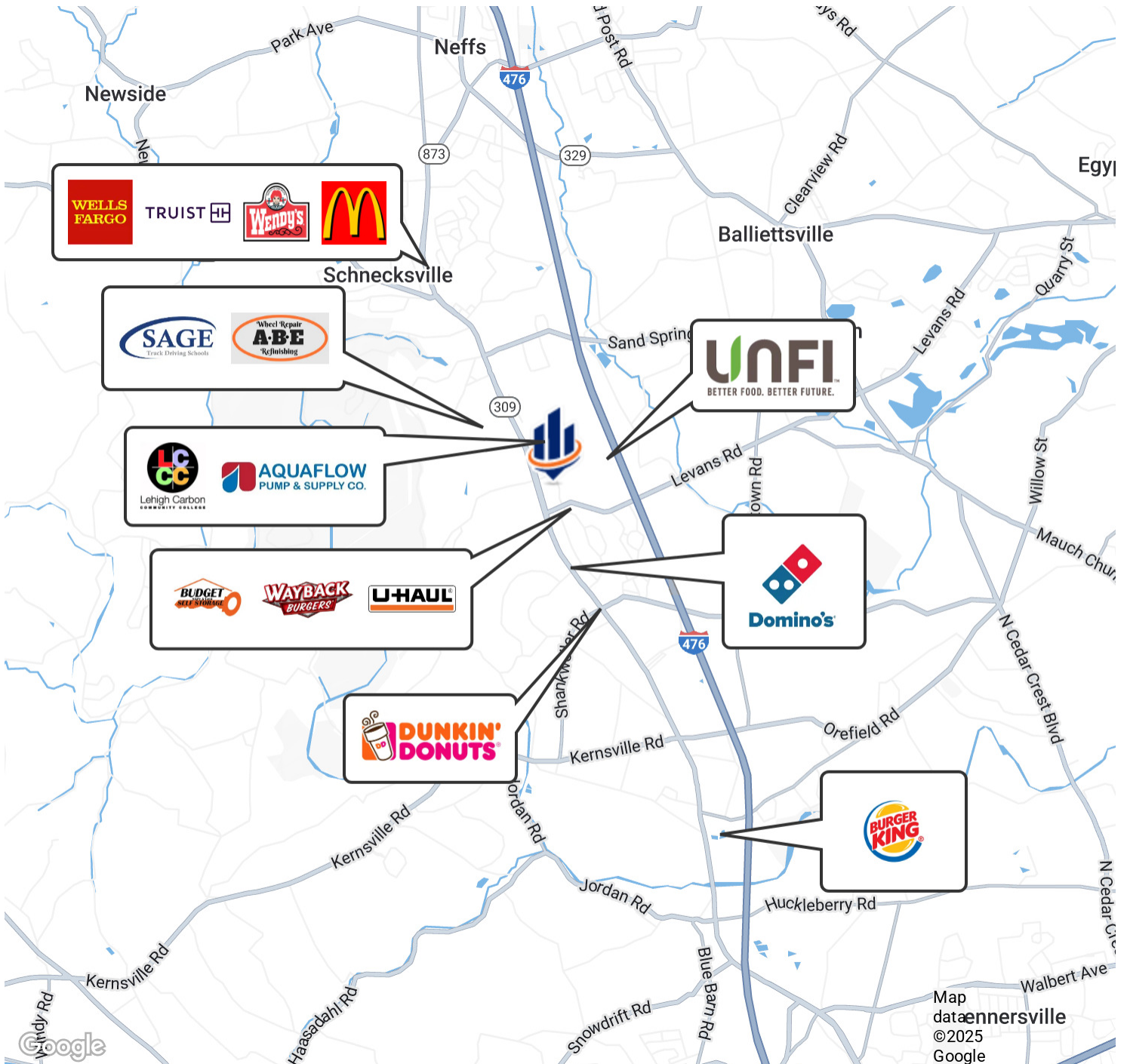
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