



AVAILABLE FOR SALE AND LEASE

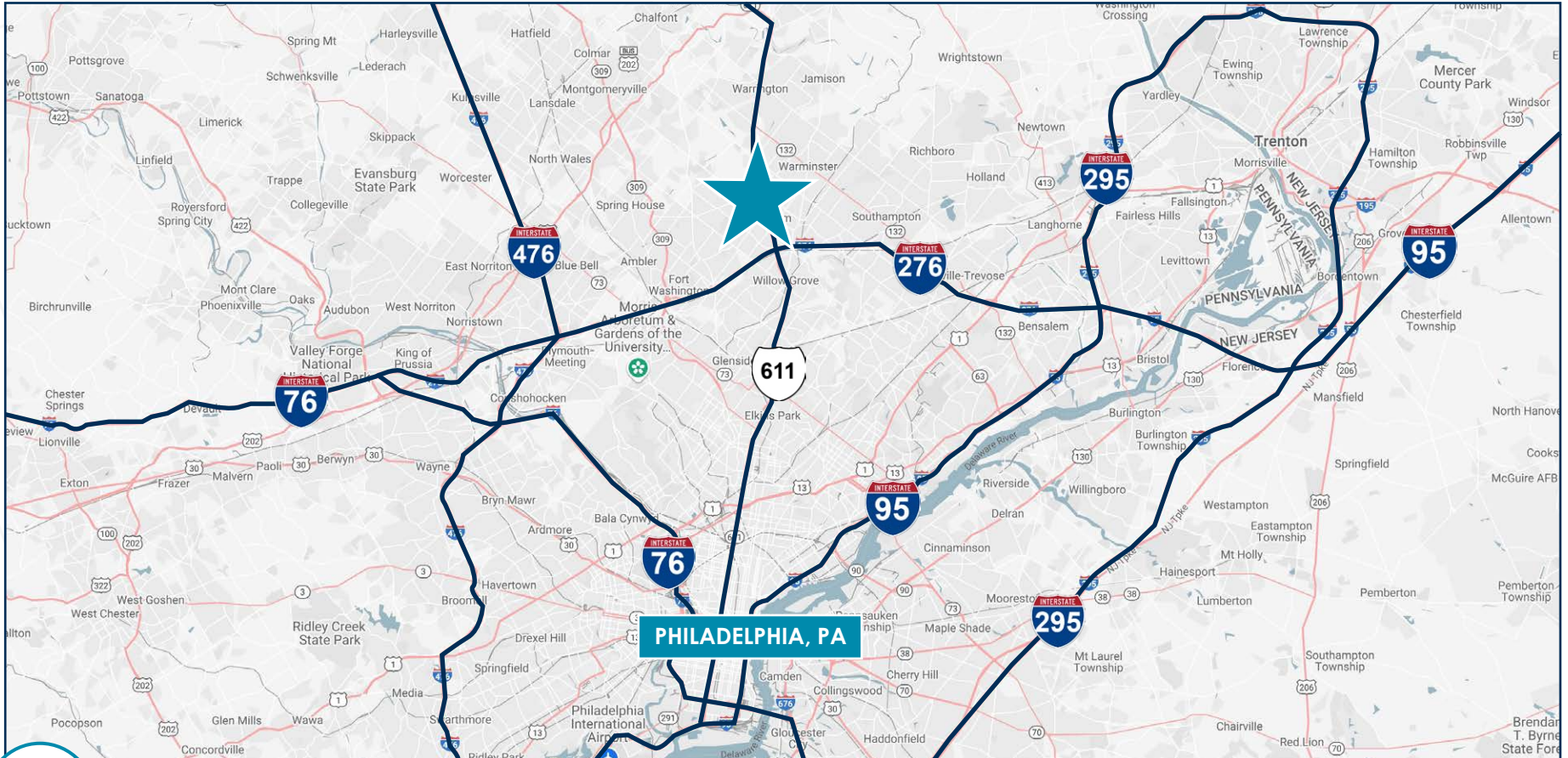
58,000 SF ON 4.9 AC

18,000 SF Available For Lease

331 Maple Avenue, Horsham, PA



LOCATION



Immediately off of Route 611 and in close proximity to I-276, this flex facility offers easy access to Philadelphia and its affluent suburban business hubs. The site is served by the Hatboro Station of SEPTA's R2 Regional Rail.

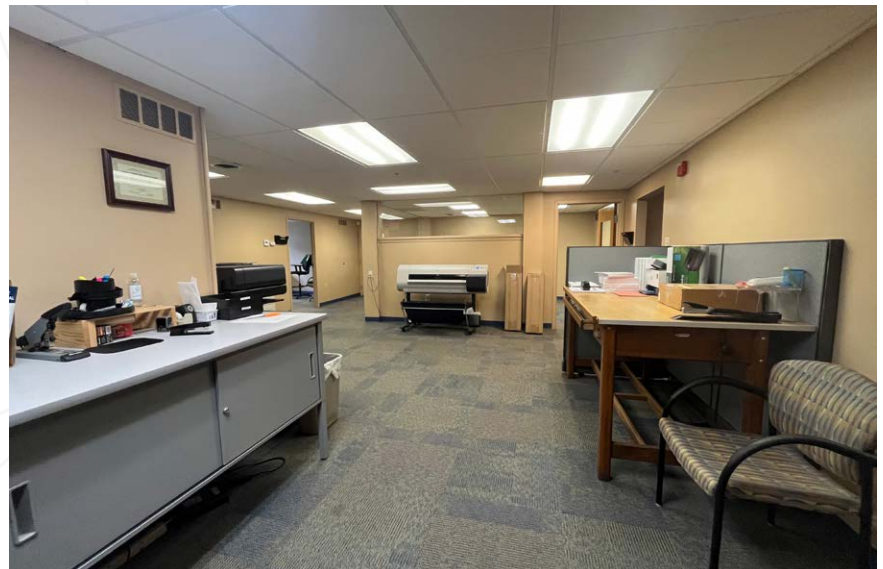


PROPERTY DETAILS

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- **Building Size:** 58,000 SF (18,000 SF For Lease)
- **Lot Size:** 4.9 AC
- **Building Type:** Flex
- **Zoning:** I-3 – Industrial (Township of Horsham)
- **Total Building:**
 - Warehouse, Office, Mezzanine Space
 - Up to Four (4) Tenants
 - Heavy Power
- **Ceiling Heights:**
 - 14' Warehouse
 - 10' Storage Rooms
 - 9' Rail Room
- **Loading:**
 - **Five (5) Drive-ins:**
12' x 12', 10' x 10', 12.5' x 13', 16' x 14', 15' x 12'
 - **Four (4) Loading Docks:**
12' x 12.5', 8' x 10', 10' x 10', 11' x 10'
- **Cranes:**
 - Two (2) Column-Mounted Jib Cranes (One (1) of each tonnage: ½ tons, 1 ton)
 - Thirteen (13) Bridge Cranes (Two (2) 5 tons, Two (2) 3 tons, Eight (8) 2 tons, One (1) ½ tons)
- **Roof:**
 - Flat Roof Installed in 2022
 - GAF .060 TPO Material
 - Single Layer Thickness
 - 1" ISO Insulation
 - Class A Fire Resistance Rating
 - 20 Year Manufacturer's NDL Warranty
- **Other:**
 - Warehouse Heaters
 - Advertising Signage Available along Maple Avenue
 - Two (2) Adjacent Concrete Pads for Potential Expansion
- **Parking:**
 - +/- 70 Car Spaces
 - Ample Truck Parking on Side and Back Lot
- **Fire Protection:** Wet System
- **Taxes:** \$54,624 (2024)
- **Access to:**
 - 0.2 to Route 611 (Easton Road)
 - 2.8 miles – I-276 (PA Turnpike)
 - 3.0 miles - Hatboro Station (R2 SEPTA Regional Rail)
 - 27.9 miles – Trenton Mercer Aiport

PHOTOS



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PRIMARY CONTACT



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