

Executive Summary



SALE PRICE:	\$2,000,000.00
LOT SIZE:	1.1 Acres
BUILDING SIZE:	11,200 SF
GRADE LEVEL DOORS	2
DOCK HIGH DOORS:	1
CEILING HEIGHT:	22 FT At Center
YEAR BUILT:	2003
ZONING:	RV - Rural Village District
CROSS STREETS:	Kernsville Road

PROPERTY OVERVIEW

Excellent opportunity for an owner/user to purchase a freestanding industrial building located at 2944 Betz Court, Orefield, Lowhill Township. The 11,200 SF warehouse with a 20 x 20 office, has a loading dock and 2 drive-in doors. The property offers flexibility and consists of approximately 1.11 acres. Permitted uses include wholesale establishment, distribution station, storage building and warehousing. The property is perfect for an owner/occupant and may provide short term revenue with a sale. The property has a well and septic system.

PROPERTY FEATURES

- Freestanding 11,200 SF insulated pre-engineered steel building
- Excellent industrial/warehouse possibilities
- Easy access to Routes 100, 22, 78 & PA Turnpike
- New kitchenette, LED lighting, loading dock plate & racking
- Heating & cooling in warehouse and office
- 3 restrooms

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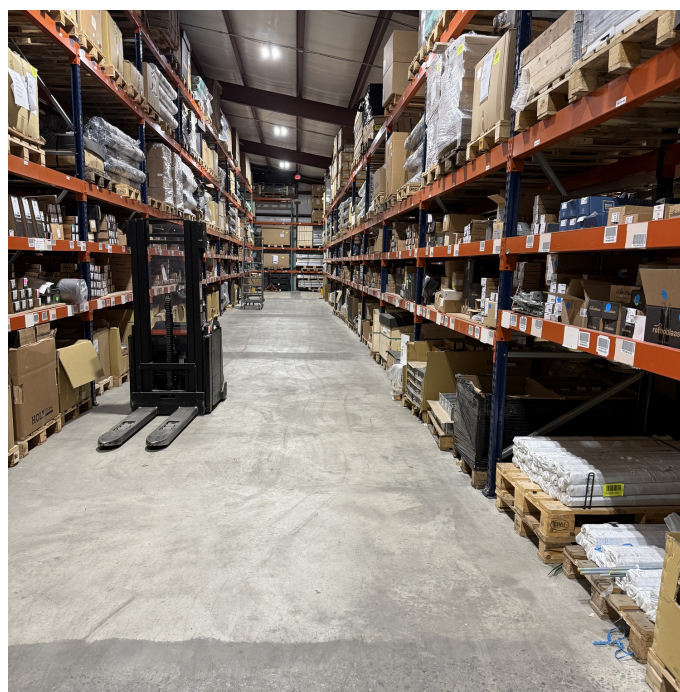
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Property Details

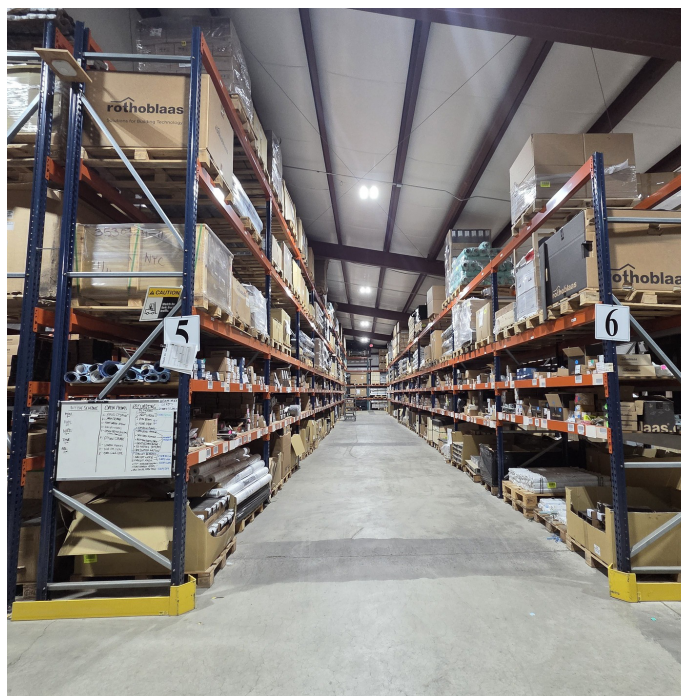
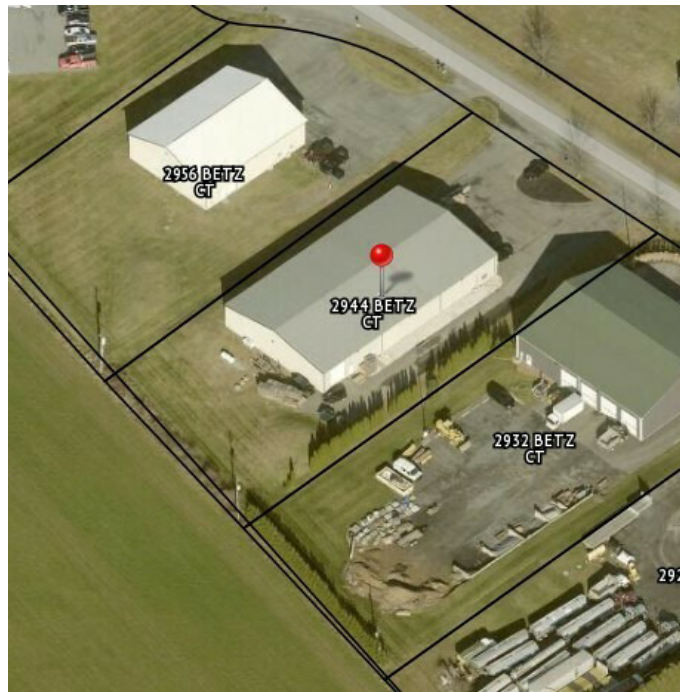
STREET ADDRESS:	2944 Betz Ct
CITY, STATE, ZIP:	Orefield, PA 18069
PROPERTY TYPE:	Industrial
APN:	545724450586
LOT SIZE:	1.1 AC
ZONING:	RV - Rural Village District
BUILDING FRONTAGE:	Betz Court
CROSS STREETS:	Kernsville Road
YEAR BUILT:	2003
CONSTRUCTION TYPE:	Pre-Engineered Steel
NUMBER OF STORIES:	1
FOUNDATION:	Concrete
NUMBER OF UNITS:	1 - Can be Separated into 2 Units
CEILINGS:	22 Feet at Center
WATER/SEPTIC:	Well & Septic System
HEATING:	Propane
COOLING:	In Office and Warehouse



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Additional Photos



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Aerial Map

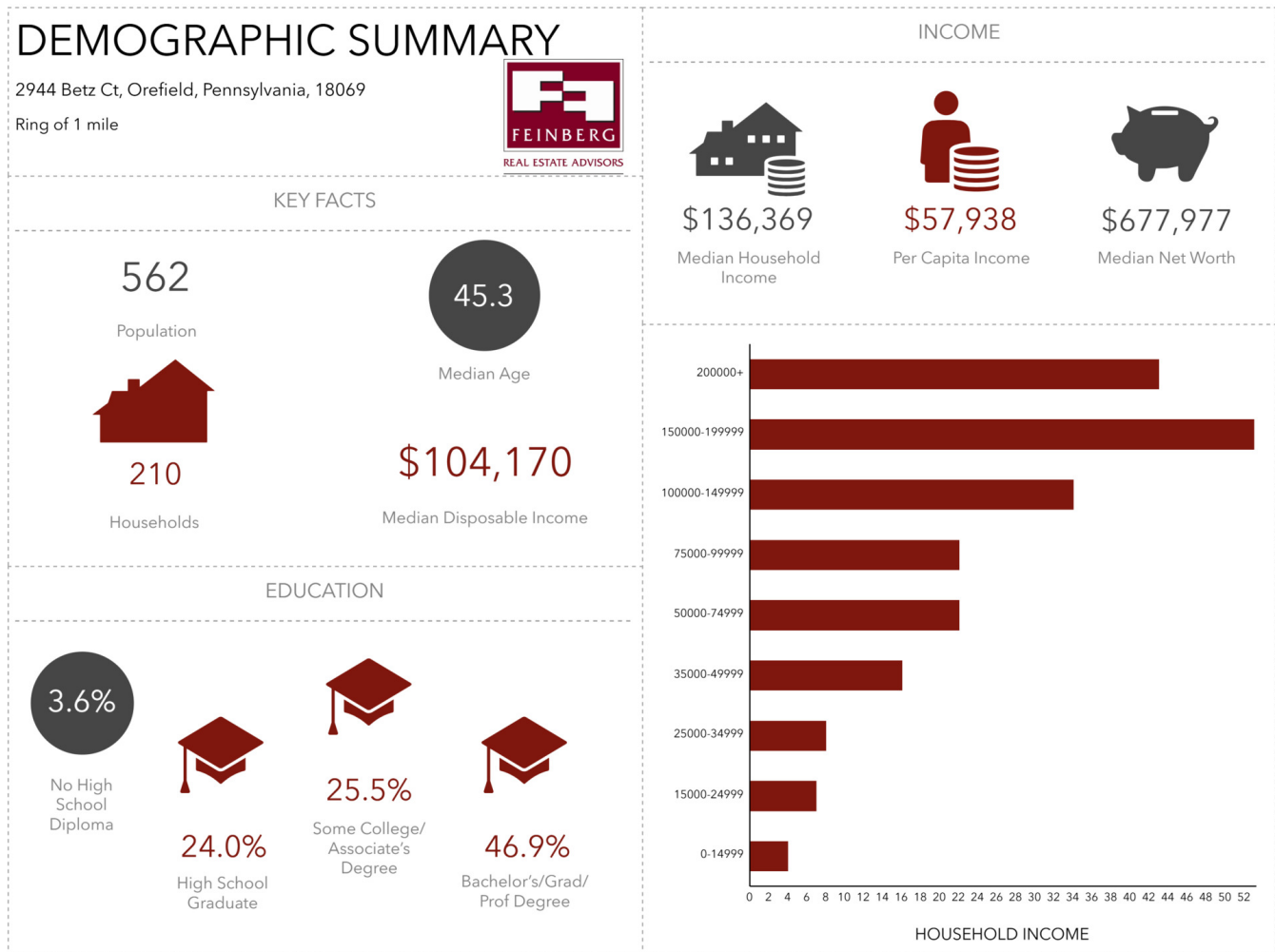


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Demographics



Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

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