

## 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

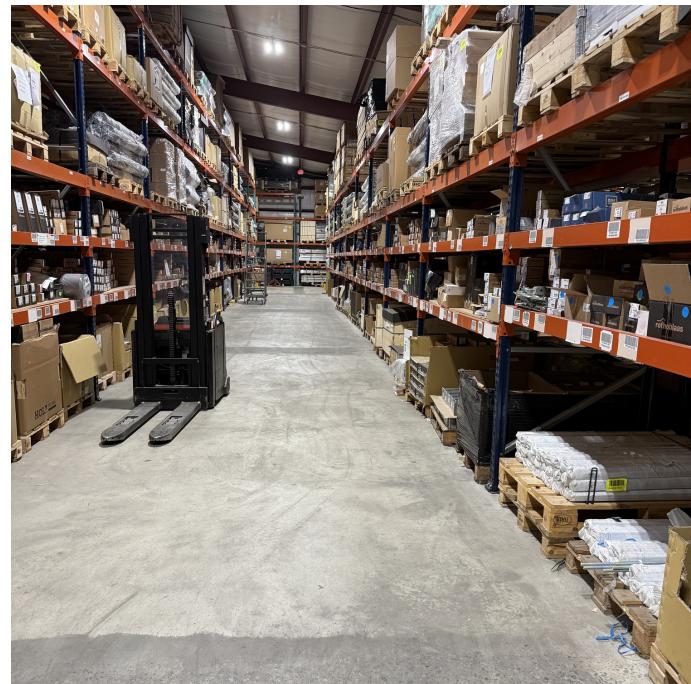
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## Property Details

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

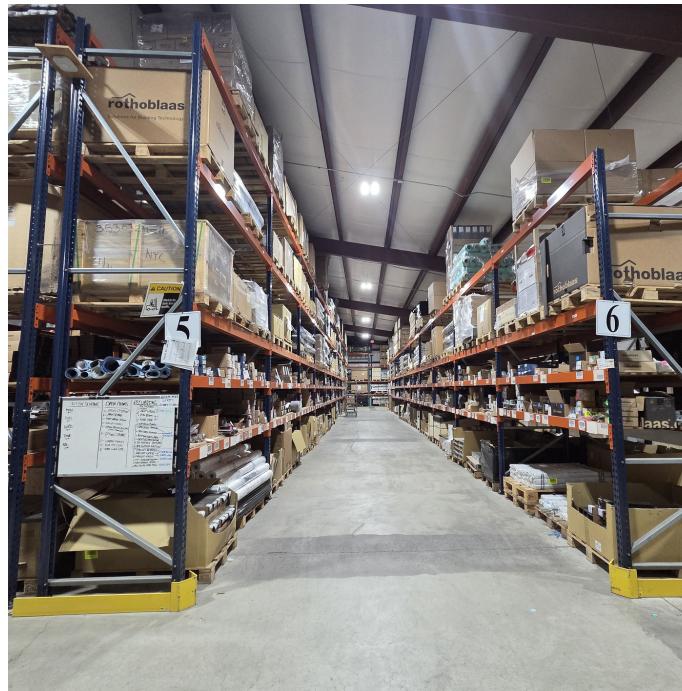


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## Additional Photos



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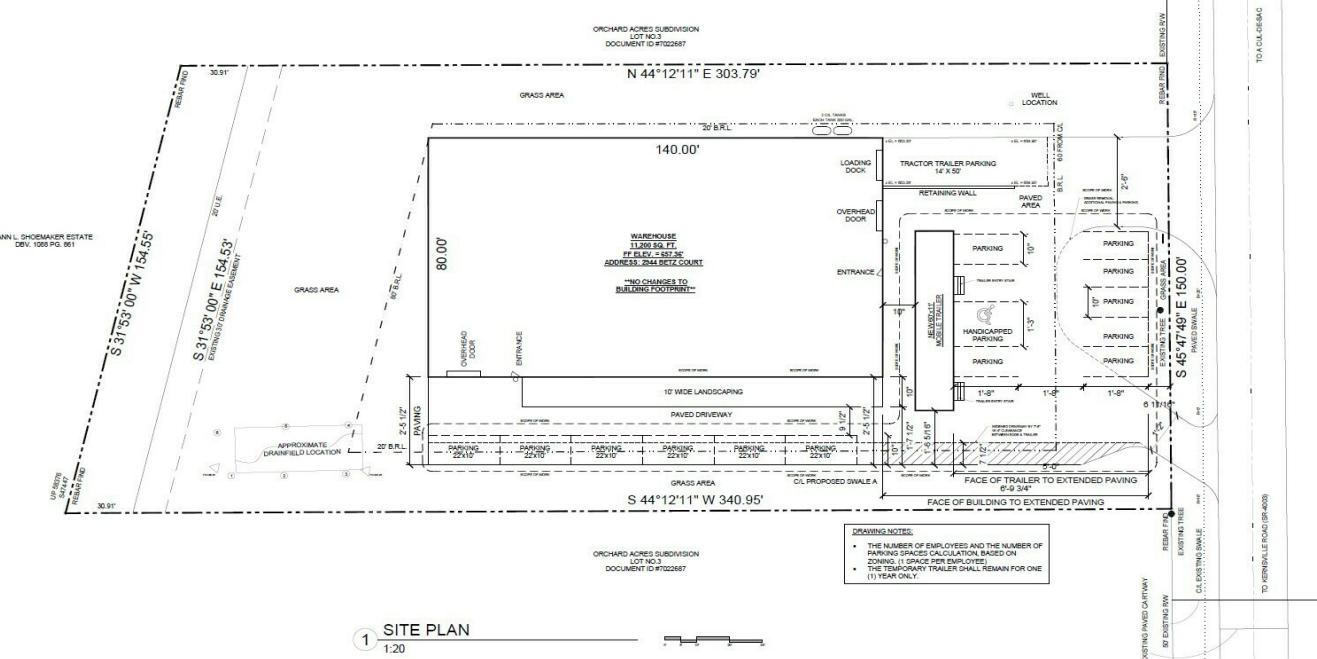


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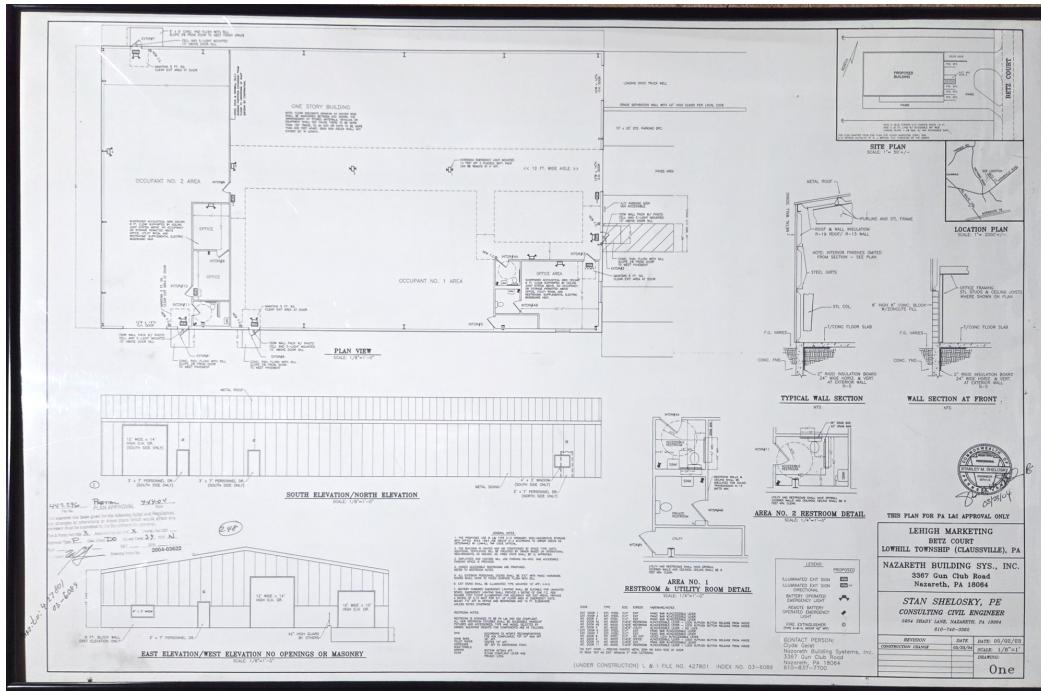
# 11,200 SF Distribution Warehouse For Sale

2944 Betz Ct, Orefield, PA 18069

## Additional Photos



BETZ COURT



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## Aerial Map

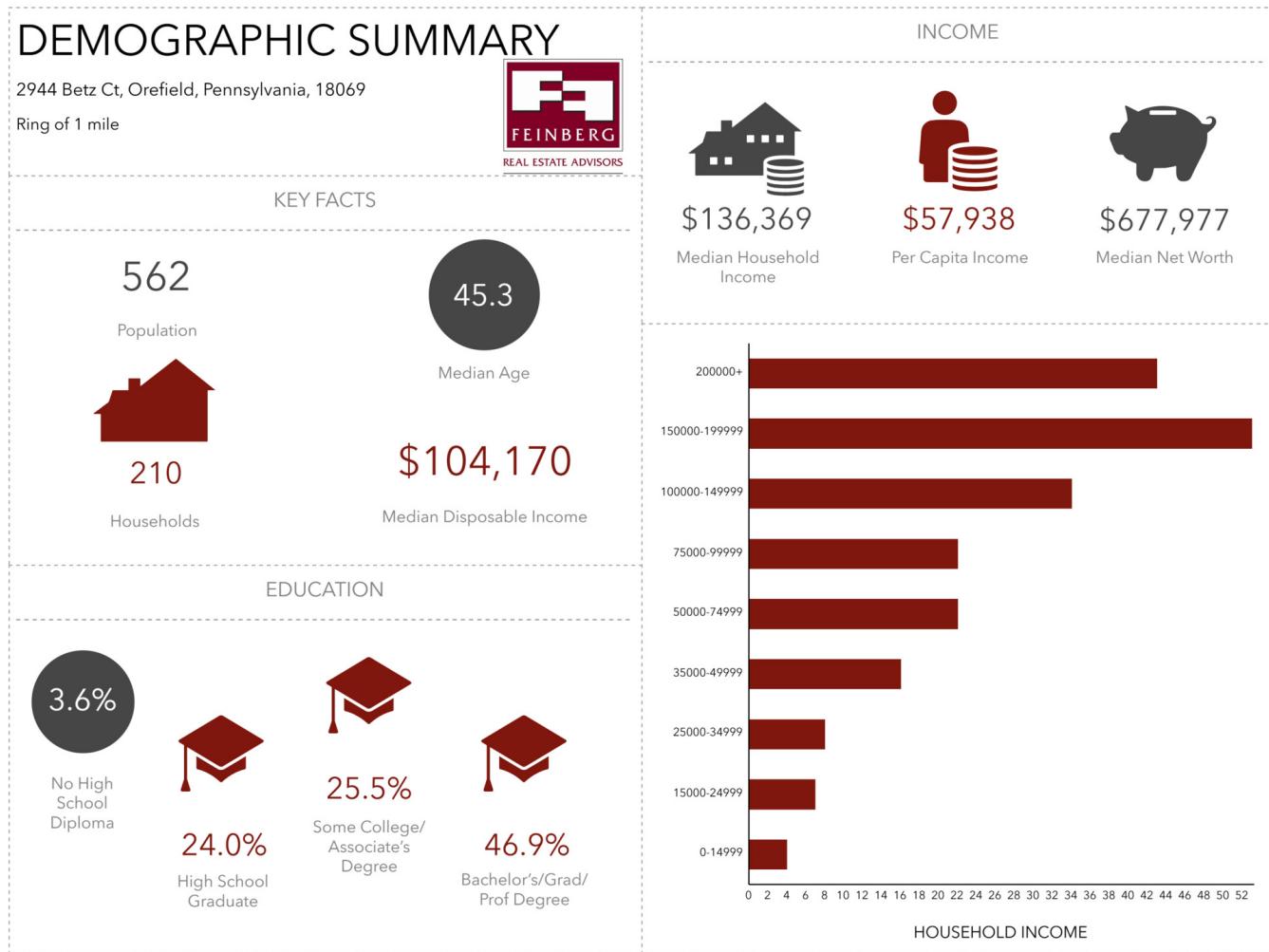


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## Demographics



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