



6124 Potters Lane | 32,293 SF Industrial Building on 37.3 Acres

**Confidential Offering Memorandum**

**AVISON  
YOUNG**



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## Property visitation and communication

Avison Young invites you to learn more about 6124 Potters Lane by reviewing this Offering Memorandum. Please contact any of the individuals noted on the sales team to arrange a site visit. Please address all communication, inquiries, and requests to the Avison Young team representatives of the Seller. **Property management and tenants should not be contacted to accommodate any tours or viewings without appropriate scheduling and members of the sales team and ownership present.**

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01

Opportunity



# Opportunity

**The Investment Sales team of Avison Young extends to qualified purchasers the opportunity to acquire 6124 Potters Lane in Pipersville, PA (the “property”). The offering features a 32,293 square foot industrial building situated on 37.3 acres, zoned LI- Light Industrial District, which permits a variety of industrial uses including outdoor storage.**

Originally built in 1977, 6124 Potters Lane most recently housed a school bus part manufacturer and distributor. The property is equipped with four dock doors, two drive-in doors, 14’ – 18’ clear ceiling heights, and 3-phase electric. Comparable industrial properties in the market are achieving rental rates ranging from \$8-10 per square foot (NNN), with CoStar projecting a 5.4% increase in industrial rents over the next 12 months.

6124 Potters Lane is strategically located in Bucks County, which is known as the best industrial market in the Philadelphia MSA. Positioned directly between Township Line Road and Swamp Road, just 0.7 miles from Route 611 (Easton Road), the property offers convenient access to Philadelphia, Allentown, New York and Delaware.

6124 Potters Lane provides investors or users the opportunity to acquire a functional industrial building in a high demand market (2.6% vacancy rate), below replacement cost. Additionally, with roughly 15% of the 37.3 acre site being utilized, the property is primed for additional income through further building expansion or industrial outdoor storage use.



**37.3 ACRE**  
SITE



**32,293 SF**  
BUILDING



**14’ - 18’**  
CLEAR HEIGHT



**4**  
DOCK DOORS



**2**  
DRIVE-IN DOORS

# Property Overview

6124  
Potters Lane

## PROPERTY INFORMATION

Address	6124 Potters Lane Pipersville, PA 18947
Tax Parcels	34-004-014 & 34-004-011-002
Year Built	1977 / 1988
Building SF	32,293 SF
Clear Height	14' - 18'
Lot Size	37.3 AC
Occupancy	0%
Dock Doors / Drive-In Doors	Four (4) / Two (2)
Zoning	LI - Light Industrial
Use	Warehouse / Distribution







# Investment highlights

## TIGHT INDUSTRIAL MARKET

6124 Potters Lane is situated in a high-demand Bucks County Industrial market surrounded by affluent neighborhoods, serviced by major roadways and thoroughfares. On the macro level, Bucks County, PA is known as the best industrial market in the Philadelphia MSA, with a sub-3.0% vacancy rate for industrial buildings up to 100,000 sf. More locally within five miles of the property, the industrial vacancy rate is 2.6%. Pipersville, PA, where the property is located, has a median household income of \$131,860, with 2.6% population growth over the past 12 months.

## DISCOUNT TO REPLACEMENT COST

Avison Young's project management team is currently developing 1.8 million square feet of industrial space across four sites in suburban Philadelphia. The lowest possible construction costs today are \$90-\$100 per square foot for vertical construction and ~\$80 per square foot for site costs, soft costs and land costs. Avison Young expects 6124 Potters Lane to trade for roughly 60% of replacement cost.

## IOS POTENTIAL

6124 Potters Lane consists of a 32,293 square foot industrial building on 37.3 acres, with a portion of the property primed to generate additional income or lay-down space for an owner/user. Avison Young believes the best use for the additional land would be to develop the space into industrial outdoor storage. Bucks County is a premier industrial market with an ever-expanding demand for IOS. With recent industrial outdoor storage deals in Bucks County being executed between \$8,000 - \$10,000 per acre per month, we believe 6124 Potters Lane would have significant demand, surrounded by local construction, contracting and landscaping companies. **Recent Bucks County IOS Deals: 699 Old Bristol Pike - \$8,000 per acre per month; 1501 S Pennsylvania Avenue - \$9,000 per acre per month.**

## ACCESSIBILITY

Located in the Bucks County Industrial submarket, 6124 Potters Lane offers convenient access to Philadelphia, Allentown, New Jersey, New York, and Delaware. Positioned within a mile of Route 611 (Easton Road) and Route 413 (Durham Road), the property is situated in one of the most active industrial markets on the East Coast. Philadelphia's urban core is just a 45 minute drive away, while New York City, and the Baltimore/Washington D.C. area are within a two-hour drive.

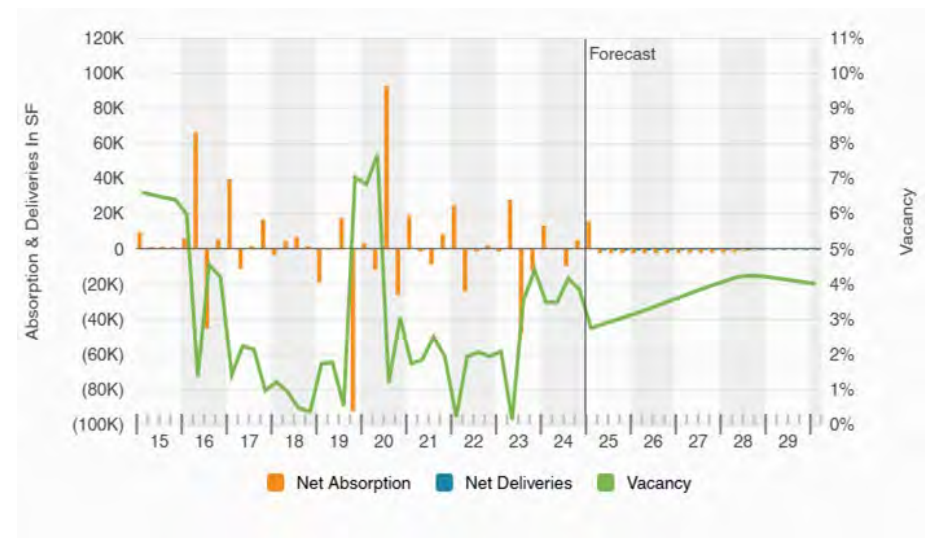
# Market Overview

6124  
Potters Lane

The Bucks County Industrial submarket has experienced increasing rental rates and decreasing vacancy rates over the past decade. More locally within five miles of the property, industrial rental rates have increased 49.9% to \$11.36/NNN psf since Q1 2020, while vacancy rates have decreased from 6.8% to 2.6% during the same period.

KEY MARKET INDICATORS	Q1 2024	Q1 2025	Q1 2026 (FORECAST)
<b>Supply</b>			
Supply (SF)	1,424,980	1,424,980	1,420,334
Net Deliveries	0	0	(4,646)
<b>Demand</b>			
Vacancy	3.5%	2.6%	3.2%
Net Absorption	(34,993)	12,200	(10,356)
<b>Pricing</b>			
Market Rent % Change	8.1%	3.8%	5.4%
Class B Industrial Market Rent	\$10.94	\$11.36	\$11.97

\* 5-mile radius, industrial, 10,000 - 100,000 sf







02

Location  
& Market

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# Property Aerial

6124  
Potters Lane

6124 Potters Lane is located just 0.7 miles from Route 611 (Easton Road), and directly next to Pennsylvania's new Bucks County PennDOT Station (highlighted in blue).





# Regionally Connected

6124  
Potters Lane

## DISTANCE FROM 6124 POTTERS LANE

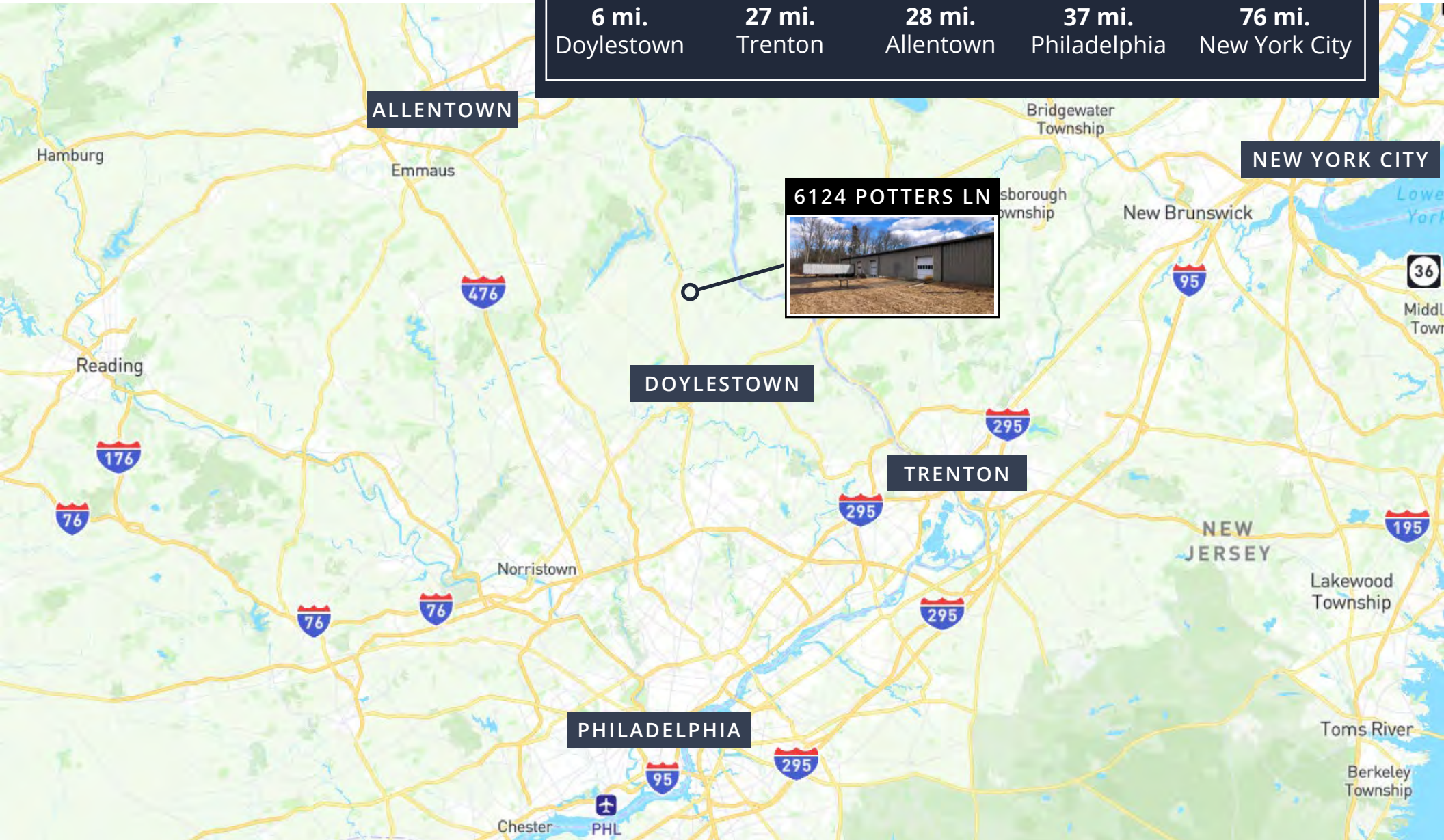
6 mi.  
Doylestown

27 mi.  
Trenton

28 mi.  
Allentown

37 mi.  
Philadelphia

76 mi.  
New York City







03

Property



# Property Summary

6124 Potters Lane, Pipersville, PA 18947

6124  
Potters Lane

## PROPERTY DESCRIPTION

Square Footage	32,293 SF
Year Built	1977 / 1988
Parking Spaces	43 spaces
Acreage	37.3 AC
Tax Identification	34-004-014 & 34-004-011-002
Municipality	Plumstead Township
County	Bucks County, PA
School District	Central Bucks School District
Zoning	LI - Light Industrial
Real Estate Tax Amount	\$34,902.33



## CONSTRUCTION DETAIL

Foundation	6" Concrete Slab
Structural Framing	Pre-Engineered Steel Frame
Exterior Walls	Block & Metal
Roof	Metal Standing Seam
HVAC	Oil Fired / Water Cooled A/C
Power	480V, 800 Amps, 3-Phase
Water	Well
Sewer	Septic Tank





# Property Photos

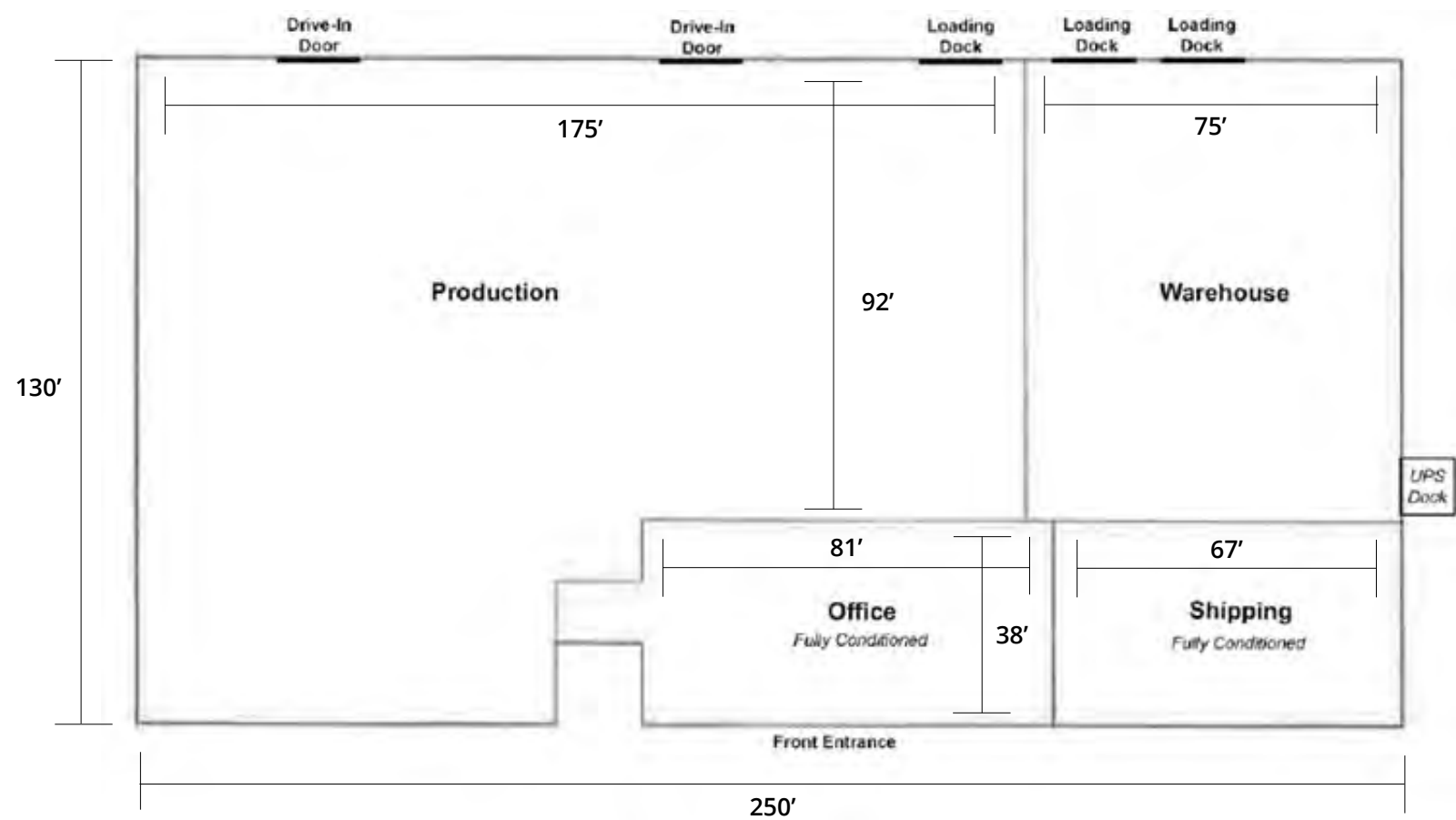
6124  
Potters Lane





# Floor Plan

The building measures approximately 130' wide by 250' in length.



**Building - 32,293± SF**  
Warehouse/Production/Shipping - 28,849± SF  
Office Area: - 3,444± SF



# Zoning

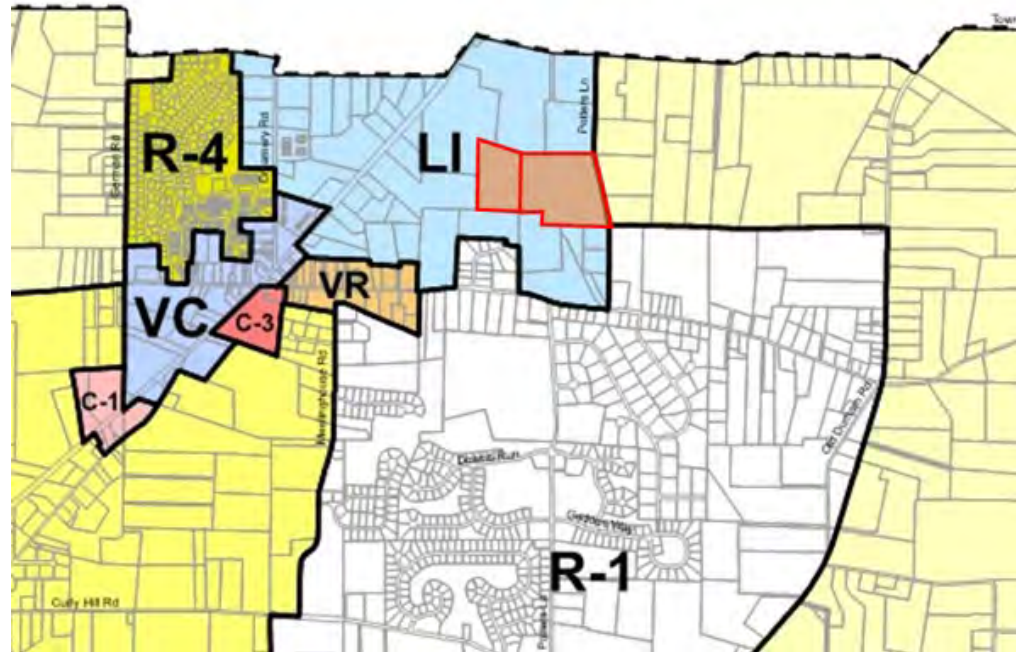
6124  
Potters Lane

6124 Potters Lane is zoned LI - Light Industrial District, which permits various uses, including manufacturing, warehousing, distribution, contracting, and outdoor storage.

## LI - LIGHT INDUSTRIAL

### Permitted Uses

Warehouse	Commercial Recreational Facility
Distribution	Indoor Athletic Club
Manufacturing	Hospital
Flex	Municipal Use
Research	Medical Office
Contracting	Veterinary Hospital
Accessory Outdoor Storage	Commercial Trade School
Lumber Yard	Day Care Center
Asphalt/Concrete Plant	Automotive Service Center
Public Recreation Facility	Repair Shop
School Bus Depot	Laundry





04

Financials

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# Sale Comparables

6124  
Potters Lane

The following are recent sale comparables with a price per square foot range of \$94.19 - \$125.71. They represent a mix of high vacancy industrial buildings in proximity to the property and can be used as a benchmark for the disposition of 6124 Potters Lane.



	2800 Crystal Drive Hatfield, PA	821 W 5th Street Lansdale, PA	30 Industrial Drive Warminster, PA	4591 Colebrook Avenue Emmaus, PA
<b>Sale Date</b>	On Market	Aug-24	Oct-23	Mar-23
<b>Sale Price</b>	\$6,750,000	\$2,700,000	\$2,905,000	\$4,500,000
<b>SF</b>	53,695	28,665	24,980	47,295
<b>Price PSF</b>	\$125.71	\$94.19	\$116.29	\$95.15
<b>Buyer</b>	-	Velocity Venture Partners	30 Industrial Drive LLC	Godshall Emmaus Enterprises
<b>Seller</b>	Velocity Venture Partners	Carolyn Edwards	Jaxco Enterprises	Hatfield Quality Meats
<b>% Leased</b>	26.9%	7.8%	25.9%	0%
<b>Docks / Drive-Ins</b>	Three / Zero	Two / Three	One / Two	Six / One
<b>Notes</b>	12' - 25' clear ceiling heights Owner/User Sale West Montco Submarket	18' clear ceiling heights Investment Sale Newly on market for \$150 psf East Montco Submarket	14' - 23' clear ceiling heights Investment Sale Bucks Submarket	16' clear ceiling heights Owner/User Sale Lehigh Valley Submarket



# Offering Price & Procedure

**6124 Potters Lane is offered for sale to qualified real estate investment entities. Interested purchasers should address all communication, inquiries, and requests for information to Avison Young. All inspections must be arranged through Avison Young with appropriate notice.**

Investors intending to purchase the property should put their proposed terms in Letter of Intent form and deliver to Avison Young by email. The seller will evaluate all offers based on factors such as economics, timing, terms, and the bidder's track record in closing similar transactions.

Neither seller, nor Avison Young, nor any of their respective employees, agents, or principals, has made any representation or warranties, expressed or implied, as to the accuracy or completeness of this offering memorandum or contents. The analysis and validation of the information contained in the offering memorandum is entirely the responsibility of each prospective investor.

For information or to schedule a site inspection please contact one of the below listed exclusive property sales agents from Avison Young:





**If you would like more  
information on this offering  
please get in touch.**

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