

FOR SALE

Industrial Property with Outdoor Storage

PENN'S  GRANT REALTY
Corporation

**8521 Easton Road
Ottsville, Bucks County, PA**

COMMERCIAL • INDUSTRIAL • INVESTMENT



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PROPERTY SPECIFICATIONS

Lot Size:	4.0± Acres
Frontage on Easton Road:	275'± feet
Building Size:	19,452± SF
Warehouse Size:	18,720± SF
Office Area:	732± SF
Bathrooms:	Two (2) - one (1) in office, one (1) in warehouse
Year Built:	1971
Warehouse Expansion	1981-1986
Floors:	Concrete Slab
Walls:	Metal and Block
Roof:	Warehouse - metal (2017) and Office - Asphalt Shingle (2014)
Ceilings Heights:	13'-14' Clear
Drive-In Doors:	Ten (10)
Parking:	Gravel Unmarked
Electric Power:	200 amps, 3-phase, 220V
HVAC Office:	Heat Pump
Water:	Private/Well
Sewer:	On-site Septic
Utilities:	Met-Ed
Municipality:	Nockamixon Township
Zoning:	I - Industrial
Tax Parcels:	30-011-086-001
Real Estate Tax Assessment:	\$99,600
Real Estate Taxes (2025):	\$15,304
Sale Price:	\$1,850,000

INVESTMENT HIGHLIGHTS

- **Area for industrial outdoor storage**
- **Located on Route 611 (Easton Rd) with regional connectivity**
- **I-78 - 20 Minutes Away**
- **Minimal office footprint, maximizing useable warehouse space**
- **Flexible industrial zoning**



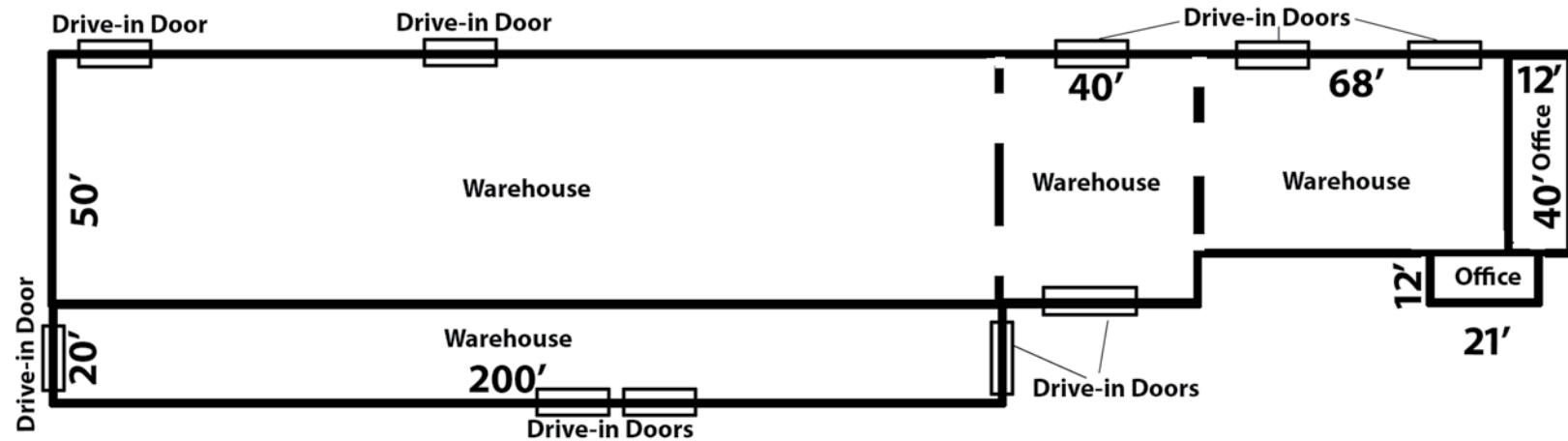
THE OFFERING

Penn's Grant Realty Corporation, as exclusive advisor, is pleased to present the opportunity to acquire 8521 Easton Road in Ottsville, PA. The offering includes a 20,000-square-foot industrial facility with outdoor storage on 4.0 acres, zoned I-Industrial in Nockamixon Township, allowing for a range of industrial uses, including valuable industrial outdoor storage ("IOS").

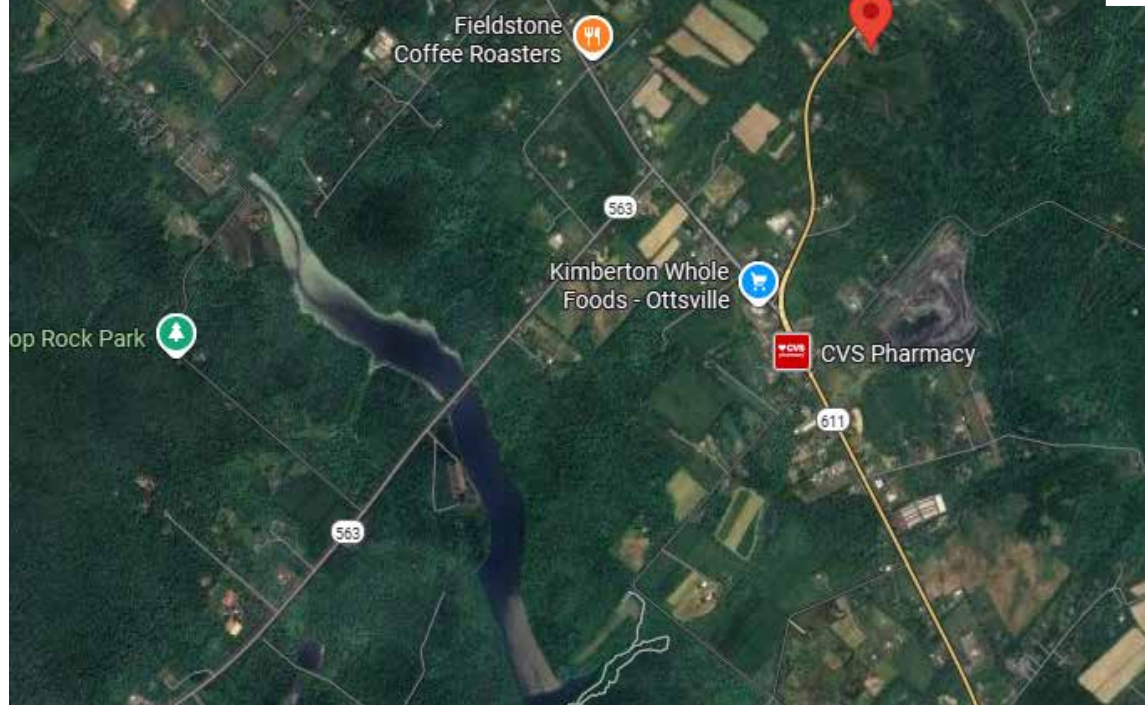
Situated directly on Route 611 in Bucks County within the Philadelphia MSA, the property provides access to regional markets such as Philadelphia, New York, New Jersey, the Lehigh Valley, and Delaware, while also offering proximity to local business centers including nearby Easton, Bethlehem, Quakertown, Doylestown, and Allentown.

Originally constructed in 1971 and expanded in the 1980s, the facility features 3-phase electric and ample outdoor storage, presenting owner-occupiers and investors with the opportunity to acquire a well-maintained, highly functional industrial asset in the growing Bucks County market.





Building - 19,452± SF
Warehouse/Production 18,720± SF
Office Area: 732± SF



Light Industrial Zoning Permitted Uses

- Manufacturing
- Research
- Warehouse
- Contractor Services
- Food Processing
- Truck Terminal
- Heavy Equipment & Sales
- Outside Storage
- Mini-warehouse
- Automotive Body Repair & Paint Shop
- Building Material Sales
- Private, Public, Nonprofit Recreation Facility
- Private, Public Shooting Range
- Private Club
- Commercial School
- Municipal Building
- Medical Office
- Office
- Day Care Service
- Veterinary Office or Clinic
- Non-Commercial Kennel
- Agricultural & Horticultural
- Agricultural Support Services & Retail
- Riding Academy/Boarding Stable
- Forestry

Conditional Uses

- Repair Shop
- Light Equipment & Sales
- Service Station
- Commercial Kennel
- Utility Operating Facility
- Emergency Services
- Fuel Storage & Distribution
- Solid Waste Facility
- Junk Yard
- Temporary Structures & Vehicles

