



For Lease | Available April 2026

43,000 Square Foot Flex Property on 5.98 Acres

- Immediate access to Pennsylvania Routes 476, 76, and 276
- +/-3,000 SF of office with 40,000 SF of warehouse
- 12'-14' clear heights with 3 drive in doors and 6 loading docks
- Landlord has the ability to extend ceiling heights up to 24' clear
- Ability to extend outdoor parking area on a build-to-suit basis
- 70 surface parking spots
- Limited Industrial zoning within Plymouth Township
- \$0.72/SF taxes (2025)

**For further
information**

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Ease of access to I-476, I-276, I-76 & Philadelphia



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Building Photos



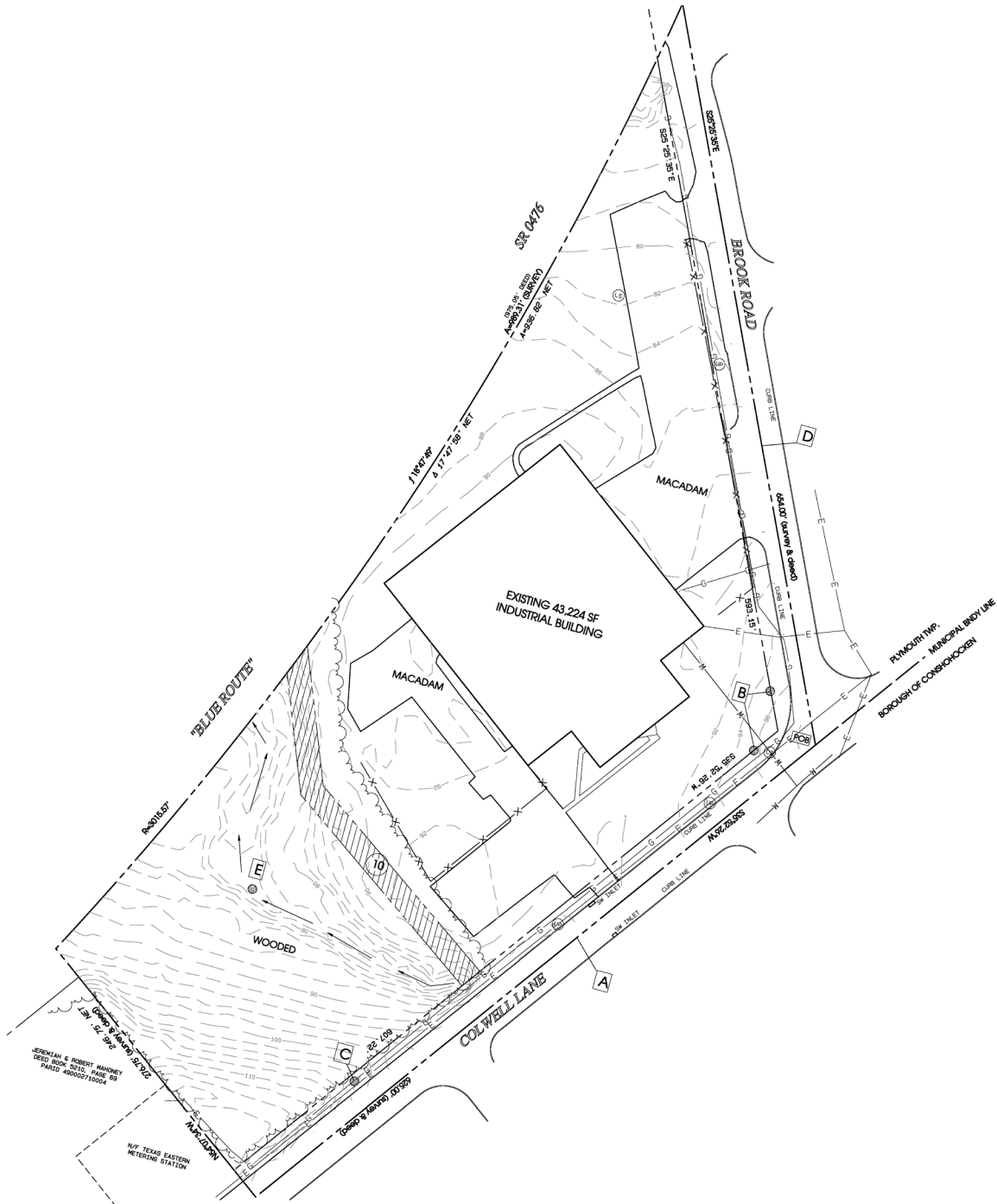
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Site Plan



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Permitted Uses

A building or combination of buildings may be erected, altered or used and a lot may be used or occupied for any of the following purposes or a combination of the following purposes:

- A Fabrication of products from previously prepared materials, including, but not limited to, bone, cloth or textiles, cork, flooring, fur, feathers, hair, horn, glass, paper, sheet rubber, shell or wood.
- B Manufacturing or processing of beverages, confections, cream, all food products (exclusive of fish packing or as otherwise excepted herein) ceramics, clothing, plastics, electrical appliances, furniture, hardware, tools, patterns, dies, scientific instruments, jewelry, time pieces, optical goods, musical instruments, toys, cosmetics (exclusive of soap), tobacco products, and pharmaceuticals. For the purposes of this article, trash transfer stations shall not be considered manufacturing or processing.
- C Wholesale trade, including, but not limited to, the storage and sale of lumber, plumbing supplies, electrical supplies, building materials and supplies, except retail sales and services.
- D Food service or catering; provided, that no food is served to customers on-site
- E Printing of paper, plastic and metal.
- F Public utility facilities.
- G Research, development and testing of new products, laboratories.
- H Warehousing and distributing, excluding storage for personal household use; laundering, cleaning and dyeing; sale of ice, coal, fuel oil, monuments; metal smithing; extrusion of small materials; welding, body repair; plating; cold storage plant; and frozen food locker.
- I Hotel, subject to the specific locational criteria listed below and all applicable general regulations enumerated in this district.
 - 1 Hotels in this district shall also be located on lots located within the area identified as Township Core on the Land Use Plan element of the Plymouth Township Comprehensive Plan Update, 1990, adopted October 8, 1990, by the Council of Plymouth Township.
 - 2 Each lot shall provide access to and have a minimum of five hundred (500) feet of continuous frontage upon an arterial highway street*.
 - 3 Where a lot abuts an ultimate right-of-way which is not directly opposite a residential district, surface parking areas and interior roadways may be set back not less than ten (10) feet from the ultimate right-of-way line, provided berming is provided pursuant to section 1707 of this ordinance.
- J Self-service storage facility, subject to the general regulations of this district except as specifically modified below:
 - 1 The proposed lot shall have frontage on a limited access highway and shall have a minimum area of 7 acres.
 - 2 All access to the facility shall be from a road with a classification of minor arterial or higher.
 - 3 Yards fronting on the right-of-way of a limited access highway shall be a minimum of 30 feet in depth for buildings and 10 feet in depth for parking areas and driveways.
 - 4 Any proposed building with a height greater than 30 feet shall be located a minimum of 200 feet from a residential district.
 - 5 Individual units may not be used for the storage of flammable or hazardous chemicals or explosives.
 - 6 All storage shall be within a fully enclosed building; no exterior storage shall be permitted.
 - 7 Off-street parking for a self-service storage facility shall be provided at the ratio of one space for every 50 storage units plus one space for each employee.