



AVAILABLE FOR SALE AND LEASE

**58,000 SF ON 4.9 AC**

**18,000 SF Available For Lease**

331 Maple Avenue, Horsham, PA



**BINSWANGER**  
UNIQUELY SPECIALIZED SINCE 1931





# PROPERTY DETAILS

**18,000 SF  
AVAILABLE  
FOR LEASE**

# PROPERTY DETAILS

- **Building Size:** 58,000 SF (18,000 SF For Lease)
- **Lot Size:** 4.9 AC
- **Building Type:** Flex
- **Zoning:** I-3 – Industrial (Township of Horsham)
- **Total Building:**
  - Warehouse, Office, Mezzanine Space
  - Up to Four (4) Tenants
  - Heavy Power
- **Ceiling Heights:**
  - 14' Warehouse
  - 10' Storage Rooms
  - 9' Rail Room
- **Loading:**
  - **Five (5) Drive-ins:**  
12' x 12', 10' x 10', 12.5' x 13', 16' x 14', 15' x 12'
  - **Four (4) Loading Docks:**  
12' x 12.5', 8' x 10', 10' x 10', 11' x 10'
- **Cranes:**
  - Two (2) Column-Mounted Jib Cranes (One (1) of each tonnage: ½ tons, 1 ton)
  - Thirteen (13) Bridge Cranes (Two (2) 5 tons, Two (2) 3 tons, Eight (8) 2 tons, One (1) ½ tons)
- **Roof:**
  - Flat Roof Installed in 2022
  - GAF .060 TPO Material
  - Single Layer Thickness
  - 1" ISO Insulation
  - Class A Fire Resistance Rating
  - 20 Year Manufacturer's NDL Warranty
- **Other:**
  - Warehouse Heaters
  - Advertising Signage Available along Maple Avenue
  - Two (2) Adjacent Concrete Pads for Potential Expansion
- **Parking:**
  - +/- 70 Car Spaces
  - Ample Truck Parking on Side and Back Lot
- **Fire Protection:** Wet System
- **Taxes:** \$54,624 (2024)
- **Access to:**
  - 0.2 to Route 611 (Easton Road)
  - 2.8 miles – I-276 (PA Turnpike)
  - 3.0 miles - Hatboro Station (R2 SEPTA Regional Rail)
  - 27.9 miles – Trenton Mercer Airport

# PHOTOS



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# PRIMARY CONTACT



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