

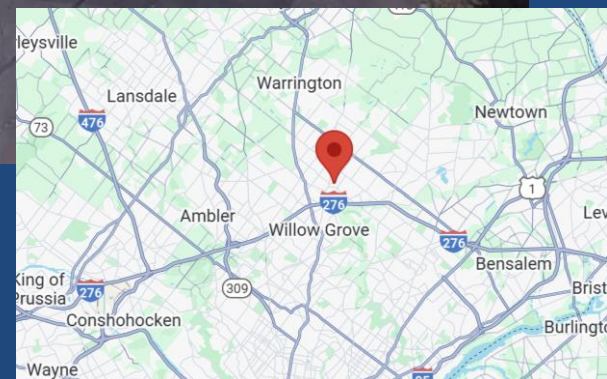
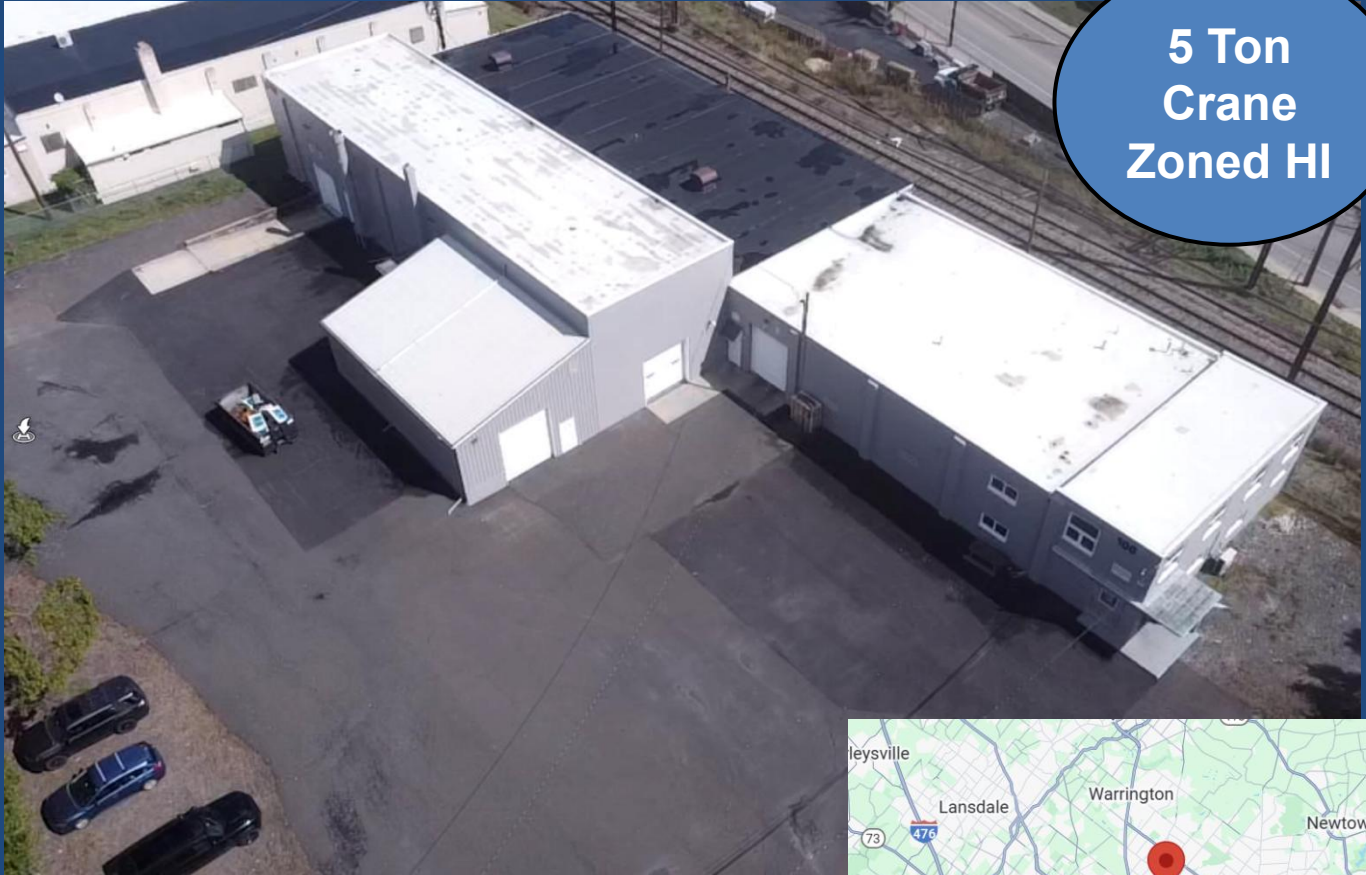
**100 N PENN STREET
HATBORO, PA 19040**

McGowan
Corporate Real Estate Advisors

**OFFERED FOR SALE OR LEASE
NEWLY REMODELED
INFILL INDUSTRIAL GREAT PARKING**

18,473 SF on 1.29 Acres

**5 Ton
Crane
Zoned HI**



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kevin@mcgowanadvisors.com**

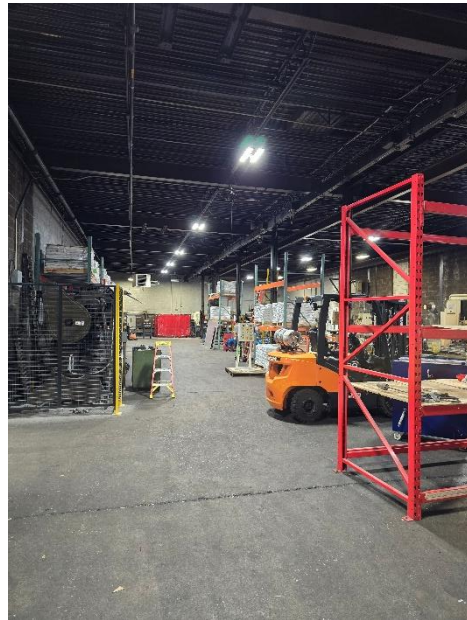
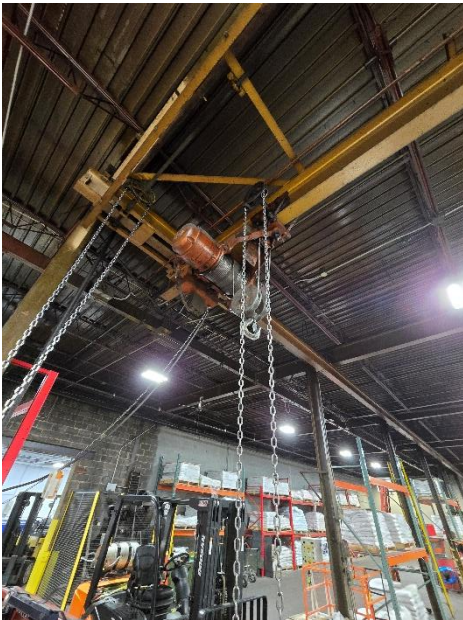
**McGowan Corporate Real Estate Advisors
6081 Hamilton Drive, Suite 600
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As exclusive agents, we are pleased to offer the following space for sale or lease.



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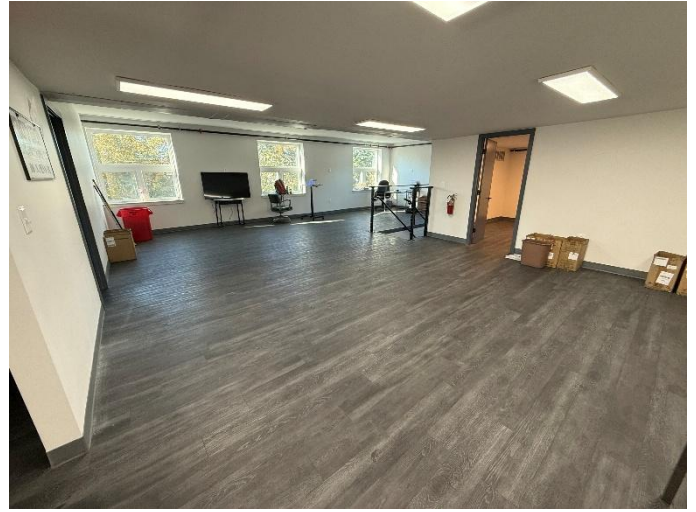
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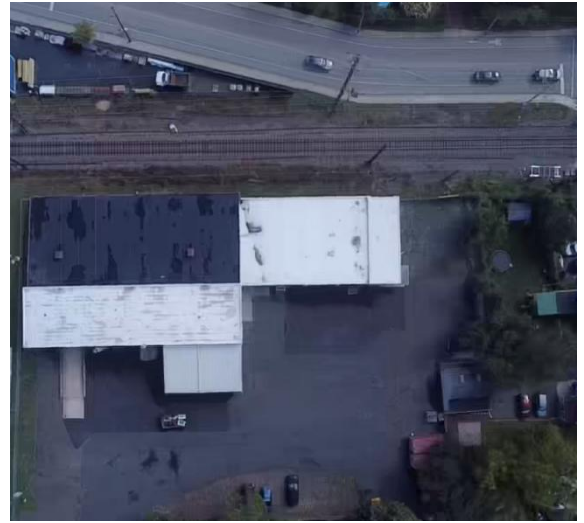
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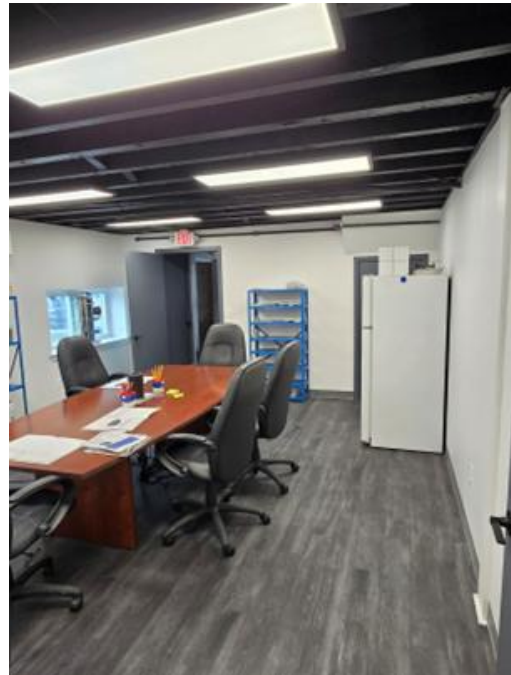
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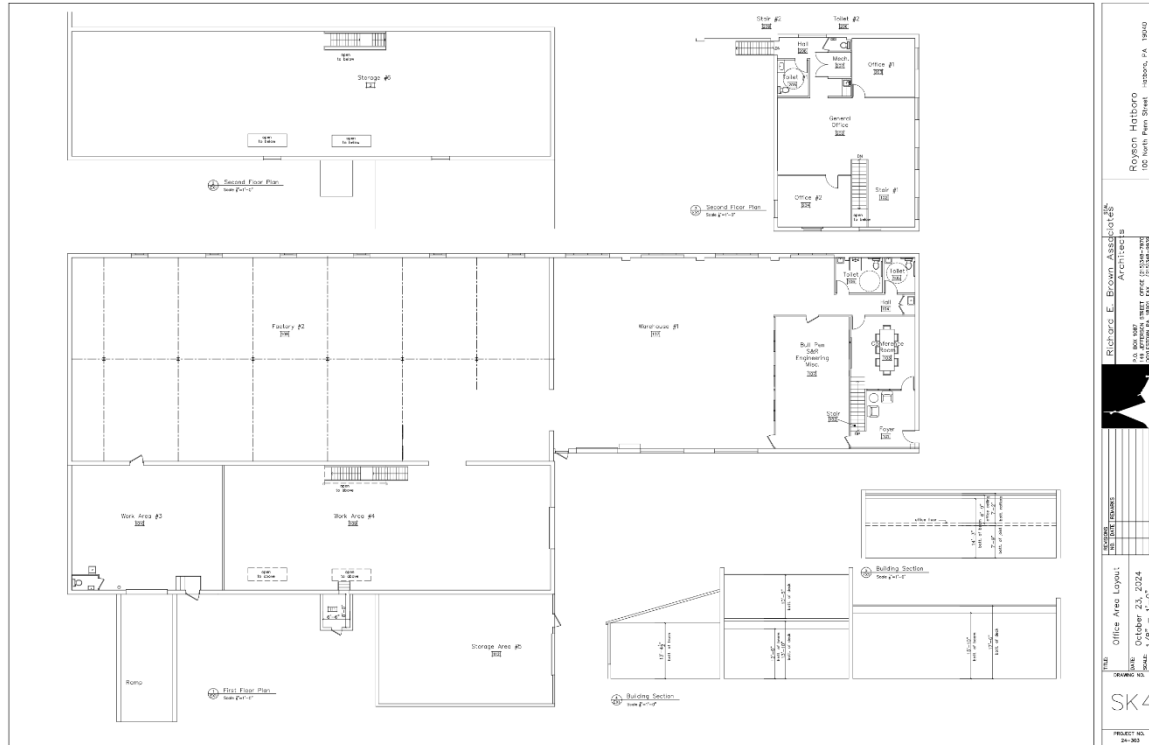
Hatboro is well-positioned with access to major transportation routes such as the Pennsylvania Turnpike (I-276) and nearby I-95, which are critical arteries for logistics in the Northeast corridor. These highways connect Hatboro to Philadelphia and other significant East Coast markets.

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ZONING DATA

ZONING DATA		ZONING DATA	
MIN. LOT AREA	25,000 SF	MIN. LOT AREA	25,000 SF
MIN. LOT WIDTH (FEET)	75 FT	MIN. LOT WIDTH (FEET)	75 FT
MIN. LOT DEPTH (FEET)	100 FT	MIN. LOT DEPTH (FEET)	100 FT
MIN. LOT AREA	25,000 SF	MIN. LOT AREA	25,000 SF
MIN. LOT WIDTH (FEET)	75 FT	MIN. LOT WIDTH (FEET)	75 FT
MIN. LOT DEPTH (FEET)	100 FT	MIN. LOT DEPTH (FEET)	100 FT
MIN. LOT AREA	25,000 SF	MIN. LOT AREA	25,000 SF
MIN. LOT WIDTH (FEET)	75 FT	MIN. LOT WIDTH (FEET)	75 FT
MIN. LOT DEPTH (FEET)	100 FT	MIN. LOT DEPTH (FEET)	100 FT

BUILDING COVERAGE CALCULATIONS

PERMITTED	100%
EXISTING	100%

PARKING CALCULATIONS

PERMITTED	100%
EXISTING	100%



DATE	03/11/2021
SCALE	1"=100'
DRAWN BY	MD
CHECKED BY	MD
DATE	03/11/2021

DATE	03/11/2021
SCALE	1"=100'
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