

2262 N. PENN ROAD

HATFIELD, PA 19440

UNDER
NEW OWNERSHIP



AVAILABLE FOR LEASE

11,086 SF

LINE LEXINGTON INDUSTRIAL PARK

PROPERTY HIGHLIGHTS



Building Size: 20,636 SF
Available Unit: 11,086 SF



Columns: 32' x 33'



Constructed in 1980,
Expanded in 1983
Renovated in 2005 and 2021



Loading:

Two (2) 8'w x 8'h tailgate dock doors with seals and bumpers



Land Area: 2.08 Acres



Warehouse: 8,000 SF



Gas Service: Natural gas service- supplied by PECO



Parking: 30 + parking spots

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PROPERTY AMENITIES

- Fully Air Conditioned and Heated
- Zoned: LI- Light Industrial under Hatfield Township Zoning Ordinances
- New TPO membrane roof
- Public Water & Sewer
- 1,200-amp, 600-volt Electrical Service
- Warehouse ceiling height at 18'
- LED Lighting
- Parking: 2.5 spaces per 1,000sf

UNIT A

- 2 Dock doors (8' x 8')
- 240 V, 400 Amp, 3 phase

SITE MAP





PROPERTY PHOTOS



Total Population

2 miles: 20,982
5 miles: 149,023
10 miles: 387,532



Median Income

2 miles: \$93,973
5 miles: \$100,454
10 miles: \$111,224



Median Home Value

2 miles: \$364,398
5 miles: \$363,185
10 miles: \$416,906

FLOOR PLAN

